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09 May 2018

Dear Sir

PRIOR NOTIFICATION APPLICATION: HALL BARNS FARM, STONYHURST COLLEGE

Introduction

Carter Jonas LLP has been instructed to advise upon and submit an application for prior approval for the erection of an agricultural building and silage clamp at Hall Barns Farm, Stonyhurst College.

The proposed building will be sited on land to the south of Hall Barns Farm, opposite the main farmstead. It is to be used for housing young stock and dry cows and will be a replacement for an existing building at New Barn, which is no longer available.

Planning permission was granted for the conversion of New Barn to residential dwellings. New Barn is located at a distance east from the main farmstead and the intention is to provide a replacement building opposite the existing farmstead. This will be positioned adjacent to the existing slurry lagoon so that slurry and silage effluent from the new building will be gravity fed into the existing lagoon, thereby removing the need for an additional lagoon.

Our clients would like to utilise their permitted development rights under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended by the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2018.

The amended Order now permits buildings up to a maximum of 1000 square metres in area.

Compliance with Part 6, Class A

Part 6, Class A(a) permits the erection of an agricultural building on land within an agricultural unit of 5 hectares or more subject to the criteria listed in paragraph A.1 and the conditions set out in A.2. We consider these in turn.

A.1(a) The development is not to be carried out on a separate parcel of land less than 1 hectare in area.

A.1(b) Development under Class Q or S of Part 3 has not been undertaken within the past ten years.

A.1(c) The proposal does not relate to a dwelling.

A.1(d) The building is for agricultural use – cattle shed and silage clamp.

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A.1(e) The ground area will measure 870 square metres therefore satisfies the amended Regulations.

A.1(f) The building is not located within 3km of the perimeter of an aerodrome.

A.1(g) The height will not exceed 12 metres.

A.1(h) The development will not be within 25m of a trunk or classified road.

A.1(i) The building will be used for livestock and silage but is not within 400m of a protected building.

A.(j) The proposal is not connected to fish farming.

A.(k) The building will not be used for storing fuel or waste from a biomass boiler of anaerobic digestion system.

It is therefore concluded that the criteria in paragraph A.1 are all satisfied.

Development permitted by Class A is subject to the developer applying to the local planning authority for determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The building is proposed to be sited opposite the existing farmstead at Hall Barns Farm. This will improve the efficiency of operations and bring all the stock buildings together. Whilst the building will be located on the opposite side of the access to the farmstead, it will be within the main College complex and read as part of the existing group of farm buildings.

The design and external appearance of the building is to meet its function as a cow shed and silage clamp. It will be a modern, steel framed portal building with tantalised Yorkshire boarding for the walls and cement fibre sheeting for the roof. This is considered appropriate for the building and the area.

We therefore conclude that the proposed buildings satisfy the requirements of the Regulations and are permitted development.

Should the local planning authority require any further information please do not hesitate to contact me.

Yours sincerely

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Associate

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Enc.