

Chelmsford office

Strutt & Parker  
Coval Hall  
Rainsford Road  
Chelmsford  
Essex CM1 2QF  
Telephone 01245 258201

ChelmsfordPlanning@struttandparker.com  
struttandparker.com



Development Management  
Rochford District Council  
South Street  
Rochford  
Essex  
SS4 1BW

Direct dial: 01245 254694

Direct fax: 01245 254865

Email: charlotte.williams@struttandparker.com

Our Ref: 205004

20<sup>th</sup> November 2018

Dear Sir / Madam,

**The Town and Country Planning Act (General Permitted Development) (England) (Order) 2015**

**Application for Prior Notification of Agricultural Development on Units of 5 or more under Class A, Part 6**

**Planning Portal Application Reference: PP-07357150**

Strutt & Parker are pleased to submit an application on behalf of our client, Devenish Ltd. for prior notification of agricultural development under Schedule 2, Part 6, Class A of the Town and Country Planning General Permitted Development Order (GPDO) (as amended).

**New Storage Building**

The development comprises the erection of an agricultural building that is necessary for the purposes of agricultural use.

The subject site forms part of a large agricultural holding (greater than 5ha) which extends to approximately 9.3 hectares. The holding currently consists of a number of uses, including the Allen Ford Group car depot, a manège and livery, a compound site for the storage of sand and a series of 20 ft. storage containers within an enclosed area to the north east. The remaining site is arable land consisting of wheat, barley and rape crops. The holding is accessed via a private lane off Hambro Hill.

The proposed building is required to store agricultural machinery and vehicles in relation to the farming operations. There are currently no buildings on the holding that are suitable for these machines and vehicles, therefore they are stored off-site at present. The operator seeks a new building in order to improve security of the equipment and to reduce the movement of large vehicles to and from the farm.

Accordingly, we seek prior approval for an agricultural building measuring a total footprint of 504m<sup>2</sup> and a height of 12m, required for the proper operation of the farm. This will be erected on the vacant parcel of land to the south of the site. This parcel fronts Hambro Hill and is bounded by dense hedgerows and Oak trees. There are a number of Poplar trees to the north-east of the parcel, which are proposed to be removed.

Access to the site is provided by an existing private lane, directly from Hambro Hill.



Regulated by RICS



The proposed building comprises a 12m x 42m building, designed for agricultural use. The building will also include an area of hardstanding extending 6m to the front. The building will accommodate 7 no. equal sized bays and a large door opening to each bay. The maximum ridge height is 12m with a footprint of 504m<sup>2</sup>.

The building will be steel portal framed clad with profile sheeting to the roof and walls.

### **Prior Approval and the Requirements of the GPDO**

The GPDO sets out that development is permitted under Schedule 2, Part 6, Class A, except in certain circumstances. In response to these criteria, the following details are provided in order to assist Officers in confirming that the proposed building complies with the requirements of the above Order and is therefore permitted development.

Schedule 2, Part 6, Class A criteria:

- a) The development is to be carried out on a parcel of land that forms part of the agricultural unit which is greater than 1 hectare in size.
- b) There has been no changes of use under Class Q or S of Part 3 of the Schedule within the last 10 years.
- c) The proposal does not consist of a dwelling.
- d) The building is specifically designed for agricultural purposes.
- e) The ground area covered by the building to be erected does not exceed 1,000 square metres.
- f) The building is not within 3 kilometres of the perimeter of an aerodrome.
- g) The building has a maximum ridge height of 12m.
- h) The building and concrete apron is not within 25 metres of a metalled part of a trunk road or a classified road.
- i) The building is for the storage of agricultural vehicles and machinery and would not be used for the accommodation of livestock, or for the storage of slurry or sewage sludge.
- j) The land is not connected to fish farming.
- k) The building would not be used for the storage of fuel or waste from a biomass boiler or an anaerobic digestion system.

The Order sets out a number of Conditions to be met, which primarily require the submission of sufficient information regarding the development proposed, and the receipt of written notice of the local planning authority's determination prior to commencement. As required by paragraph (i) of the conditions, this application is made to the Local Planning Authority for a determination as to whether prior approval of the authority will be required as to the siting, design and external appearance of the building. In line with the conditions of Schedule 2, Part 6, Class A this letter provides a written description of the proposed development, a proposed site plan and the required fee. The development will not begin prior to the determination of the Local Planning Authority. The applicant will erect a site notice that will be displayed on or near the land for not less than 21 days in the period of 28 days from the date on which notice is given to the applicant. The development will be carried out within a period of 5 years from the date on which approval is given.





### **Application for Prior Notification**

This application is accompanied by the following plans which clearly detail the proposed development:

- Location Plan
- Site as Existing – Drawing No; JB/2
- Concept Plan – Drawing No; JB/1
- Proposed Elevations – Drawing No; JB/3

I confirm that the required fee of £96 is to be paid by the client via cheque on submission of the application to the Council.

I trust this information is sufficient to determine this prior approval and that the proposed works comprise development that is permitted under Schedule 2, Part 6, Class A and Schedule 2, Part 2, Class 6 of the GPDO (as amended). Please do not hesitate to contact me via the details heading this letter should you have any queries.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'C. Williams'.

**Charlotte Williams**  
**Graduate Planner**