

PLANNING STATEMENT
AND
DESIGN AND ACCESS STATEMENT

ERECTION OF AGRICULTURAL HAY BARN
(RETROSPECTIVE)

WHITFIELD SHAW
SCRAGGED OAK ROAD, DETLING,
ME14 3HJ
August 2021



APPLICANT

Mr. William Bealing

AGENT

Michael Tamsett

Architectural Designs

INTRODUCTION

The applicant seeks approval (retrospectively) for the erection of an agricultural barn for the purposes of storing hay.

Whitfield Shaw currently harvests 150 acres of hay. Apart from the 46 acres of land at Whitfield Shaw, the applicant also cuts hay off nearby land including Barngarth Farm and land at Mill Lane Last year the crop amounted to approx. 1500 large round bales.

THE SITE

The 18.6 hectare site is located on land to the east side of Scragged Oak Road, Detling and principally comprises of grazing land and a hardstanding yard. Within the yard are 2 agricultural barns (a tractor and machinery storage barn and a secure implement and feed/fodder storage barn), a mobile home and a couple of small outbuildings.

PLANNING POLICY

Permitted development rights for agricultural holdings E1 Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 grants permitted development rights for a range of agricultural buildings and operations. Rights for erecting, extending or altering a building, and for excavations and engineering operations, are available to agricultural units of at least 5 hectares under Class A.

The proposal is in accordance with Part 6 of Schedule 2:

- The barn is erected on agricultural land.
- The barn is reasonably necessary for the purposes of agriculture within the unit.
- The barn does not give rise to, or alter or extend, a dwelling.
- The barn will is not within 25 metres of the metalled part of a trunk or classified road.
- The building is designed for agricultural purposes.
- The building does not exceed 12m in height.
- The ground area of all works does not exceed 1000m².

However, as this application is retrospective it cannot be determined under prior approval.

The barn was erected in 2020 without prior approval and this application seeks to regularise the planning.

DESIGN AND ACCESS STATEMENT

Amount / Use

The barn has 2 bays giving a total internal footprint of 144 m².

The barn is being used for the storage of hay, with open bay access.

Layout and Access

The barn is located to the southeast of the yard and against the entrance track.

There is a substantial slope down from Scragged Oak Road so only the top section of the roof is visible.

Scale

The size of the new barn has been dictated by the requirements of being able to safely store the required number of large bales and to allow tractor and trailer to access using telescopic handlers.

The eaves are to 4.76m high and the ridge 6.6m.

The building has a low 15-degree roof pitch keeping the building mass down to a minimum.

Appearance

The building has been clad in juniper green profiled metal sheeting to both the walls and roof.

The structure is a steel frame.

The barn therefore has a typical agricultural barn appearance.

Landscaping

No additional landscaping has been planted.

The access track was existing and serves the yard well.

Tall well-established trees run along the southern boundary totally screening the buildings from the adjacent Oak Farm and the site lies considerably lower than Scragged Oak with only the top sections of the barn roofs being visible.

