Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Tinkerbarn Farm

Address Line 2

Address Line 3

Collingbourne Kingston

Town/city

Marlborough

Postcode

SN8 3SE

Description of site location must be completed if postcode is not known:

Easting (x)

425350

Northing (y)

156255

Description

1. From Collingbourne Ducis head north on A338 / high street towards Cadley Road
2. Turn right into Cadley Road.
3. Turn left towards Brunton Road
4. Keep straight to get on to Brunton Road
5. Turn left into Tinkerbarn
6. Arrive at Tinkerbarn Farm on the right.

Applicant Details

Name/Company

Title

First name

Surname

Couling

Company Name

Hosier Brother Limited

Address

Address line 1

Collingbourne Kingston

Address line 2

Address line 3

Town/City

Marlborough

County

Wiltshire

Country

United Kingdom

Postcode

SN8 3SE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mrs

First name

Ruth

Surname

Dobson

Company Name

Address

Address line 1

BK Grain Handling Engineers

Address line 2

Littlecote Road

Address line 3

Froxfield

Town/City

Nr. Marlborough

County

Wiltshire

Country

UK

Postcode

SN8 3JY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Proposed construction of a steel portal framed building to be used as a grain store.

Please state the dimensions of the building

Length

42.67 metres

Height to eaves

8 metres

Breadth

23.25 metres

Height to ridge

11.19 metres

Please describe the walls and the roof materials and colours

Walls

Materials

Precast concrete panels (low level). Plastisol coated steel sheeting (high level).

External colour

Concrete natural grey. Sheeting Olive Green (12-B-27).

Roof

Materials

Profile 6 fibre cement roof sheeting.

External colour

Farmscape Anthracite.

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

◯ Yes
⊘ No

Would the ground area covered by the proposed agricultural building exceed 1000 square metres?

◯ Yes
⊘ No

Please note: If the ground area covered exceeds 1000 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

647.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

4

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The existing buildings on the farm are either being used or they are unsuitable for conversion; they are old and have not been designed for the larger modern day farming machinery that requires high eaves heights to be able to load and offload at harvest time.

A modern up-to-date grain storage facility is required to meet farming demands and to comply with current food standards and legislation as well as exacting customer requirements on crop quality.

Our client has taken much consideration with regards to location and considers the position to be most economically viable for the farm whilst also being the most aesthetically pleasing option.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The walls will be constructed of 4 metre high concrete grain walling with the capacity to store grain in four parcels. This will allow for the storage of up to four individual crops at any one time, enabling crop rotations to be extended to include a large area of spring crops which will significantly benefit over wintering and migrating birds. The wider and more diversified arable rotations will enhance the overall environment to the greater benefit of all land mammals, insects and wildlife within the area.

The design of the building will eliminate the ingress of birds and vermin into the building, allowing compliance with the Food Safety Act 1990 and the Farm Assurance Scheme. The roof will be cladded with cement sheeting (farmscape anthracite) and the sides will be cladded with plastisol covered steel sheeting (olive green). These colours are dark and non-reflective, which will help to integrate them into the existing landscape and reduce the potential visual impact.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [x] Yes
- [ ] No

What is the height of the proposed development?

11.1	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Declaration

I / We hereby apply for Prior Approval: Building for agricultural/forestry use as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ruth Dobson

Date

19/06/2023