

Member Interest:

Delegated Report

Application Number: V/2025/0645

Address: Felley Ranch, Felley Mill Lane South, Underwood, Nottinghamshire, NG16 5DQ

Description of Works: Agricultural Barn

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| The Application | Agricultural Barn |
| Policy Considerations | <p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1 – Development</p> <p>EV2- Countryside</p> <p>EV4 - Mature Landscape Areas</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 12 – Achieving Well Designed Places</p> <p>Part 13 – Protecting Green Belt Land</p> <p>JUS-t Neighbourhood Plan 2017 – 2032</p> <p>NP1- Sustainable Development</p> <p>NP2- Design Principles</p> |
| Relevant Planning History | <p>V/2019/0111- Polytunnel, Greenhouse and Chicken Coup- Planning Appeal Allowed- 02/04/2019</p> <p>V/2021/0798- Construction of Agricultural Dwelling- Conditional Consent- 16/12/2022</p> |
| Summary of comments received | <p>ADC Ecology - the proposal is described as permitted development which has already taken place and as such Biodiversity Net gain does not apply.</p> <p>Natural England - Natural England advises that the potential for air quality impacts arising from this development needs to be assessed. Natural England refers your authority to Standing Advice 'Air pollution and development: advice for local authorities. How to assess sector-specific planning applications that could affect air quality on a protected site'.</p> <p>Based on the plans submitted, no other environmental impacts have been identified that will have significant impacts on statutory protected sites.</p> |

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| Comments on above | <p>Natural England's comments are acknowledged however the barn is already constructed and in use. There has been no evidence of harm in respect of air pollution. As such it is considered not necessary or proportionate to require the submission of further information in this case.</p> | | |
| Summary | <p>The Site and Application The site is Felley Ranch located on Felley Mill Lane South. The site is located within the green belt as identified under policy EV1 of the ALPR 2002.</p> <p>The application seeks retrospective consent for an agricultural barn. The barn is located towards the south of the site. The building is 32.15m in width by 5.18m in depth. The building will have an overall height of 4.05m. The building is made from green metal sheets and concrete plinths.</p> <p>The building will be used as agricultural storage for Felley Ranch.</p> <p>Visual Amenity The proposed building is located is close proximity to Felley Mill Lane South however is shielded by the existing hedgerows and as such has limited visibility from public vantage points.</p> <p>Policy EV1 (b) (i) states that new buildings in the Green Belt are acceptable if for agricultural use. Paragraph 3.16 expands of this stating this should be restrict to cases where they are essential and where the need for the proposed location has been established. Felley Ranch is an established small farm, and the building will be used as ancillary to this for the storage of agriculture equipment, machines and hay. It is therefore considered to be appropriate development within the Green Belt.</p> <p>Given the size and overall design of the proposal within this rural setting, it is considered that that the impact on visual amenity would be very limited, and no substantial harm will be caused.</p> <p>Residential Amenity The development is a sufficient distance away from neighbouring properties to ensure that an impact on their amenity, in terms of overshadowing or overbearing would not be a concern.</p> <p>Conclusion Having reviewed all the submitted information and assessed this against the relevant policies and planning considerations, conditional consent is recommended for this application.</p> | | |
| Recommendation | FULCC | | |
| Conditions & Reason | Condition Code | Text | Monitor |
| | 1. | This permission shall be read in | |

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| | | accordance with the following plans: Site Location Plan, Block Plan (Dwg no. A 02), Proposed Floor Plans and Elevations (Dwg no. A 03) all received 18/11/2025. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority. | |
| | Reason Code | Text | Monitor |
| | 1. | To define the terms of this permission and for the avoidance of doubt. | |

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| Informative | Informative | Informative Text The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000). |
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| Proactive Working | The application, as submitted, is acceptable. In granting planning permission, the District Planning Authority is implicitly working proactively with the applicant. |
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| Case Officer | | 12/01/2026 |
| Development Team Manager | | 13/01/2026 |
| Determined by Service Director Or on their behalf | | 13/01/2026 |