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Ashfield District Council

Our Ref: RP/5743/2026-01-27

27th January 2026

Council Offices,
Ashfield District Council,
Urban Road,
Kirkby in Ashfield,
Nottinghamshire,
NG17 8DA

Dear Sir/Madam

RE: ERECTION OF AN AGRICULTURAL BUILDING AND AN EXTENSION TO AN EXISTING AGRICULTURAL BUILDING AT SPRNGFIELD FARM, MANOR HOUSE COURT, KIRKBY-IN-ASHFIELD NG17 8LH

Introduction

Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in creating sustainable development.

This statement has been written in support of the proposal to erect an agricultural building and extend an existing agricultural building. This proposal has been submitted on behalf of our client, Mr Samuel Fowkes and this letter outlines what I consider to be the main issues to be assessed as part of any submitted application.

Site Context

Springfields Farm and its associated land holding is bound by farmland to the north and west with Carl Wright Haulage and Plant to the south and the settlement of Kirkby-in-Ashfield to the east.

Our client has recently purchased the farm and is conscious of its current condition. Our client would like to make better use of the space in and around the farmstead through the demolition of some of the current buildings and extension and erection of buildings.



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Figure 1 – Aerial Image of Springfield Farm and associated land

The farmstead is accessed off Manor House Court via a gravelled driveway and is comprised of Springfield Farmhouse, three brick-built agricultural barns and a steel framed canopy structure. The farmstead is sited amongst 8.2 hectares of farmland, the majority of which is to the west of the farmstead.

Proposed Development

The development proposed is comprised of the erection of an agricultural building and the extension of an existing agricultural building. The proposed development should be taken in conjunction with the demolition notice also submitted at this address; applied for under The Town and Country Planning General Permitted Development Order 2015, Part 11, Class B. This application concerns the steel canopy structure and the brick barn situated to its immediate west as outlined in red below.



Figure 2 – Aerial image of Springfield Farmstead

An aerial image of the farmstead is pictured in figure 2. The farmhouse, outlined in yellow, is situated to the north-eastern corner with two brick-built barns situated immediate south and west, both buildings outlined in green are to be retained with the most northerly of the two being extended as part of this proposal, the

extension outlined in purple. Also concerning this application is the erection of a new building, highlighted in purple to the south. Both buildings highlighted in red are to be demolished under the demolition notice application submitted in conjunction with this proposal.

The steel canopy structure will be manually dismantled and be reassembled and clad to form the building to the south of the site. This building will be enclosed on three sides with a blue brick engineering base with metal cladding above as per the appending drawings.

The extension to the northerly red brick building will be constructed of brick to match the existing building and have a matching tiled roof.

Assessment

Prior Approval of the Local Planning Authority is sought for the erection of an agricultural building and the extension to an existing agricultural building at Springfield Farm, Kirkby-in-Ashfield. The proposal is permitted under The Town and Country Planning General Permitted Development Order 2015, Part 6, Class A agricultural development on units of 5 hectares or more. This Class allows for the erection, extension or alteration of a building or any engineering and excavation operations on more than 5 hectares of land subject the set criteria.

The criteria where the above development on a 5-hectare holding is not permitted is contained in sub section A.1. These criterions have been assessed against the proposal below.

“(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;”

The 8.2-hectare site is under one Title number (NT423999) and is therefore as part of the same parcel of land. The buildings to be extended and erected would be in association with the farming of the entire 8.2 hectare farm and is therefore considered to be sited on land in excess of 1 hectare.

“(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;”

The site has not been subject to any applications under Class Q or Class S or Part 3 of the Town and Country Planning General Permitted Development Order. Subsection (b) is therefore not relevant to this proposal.

“(c)it would consist of, or include, the erection, extension or alteration of a dwelling;”

The proposal does not include the erection, extension or alteration of a dwelling. The proposal is therefore compliant with Subsection (c).

“(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;”

The extension to the existing red brick agricultural building is foreseen to be used for storage of equipment associated with farming whilst the new building will be utilised for the storage of hay and larger equipment such as farm vehicles.

“(e)the ground area which would be covered by— (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A [would exceed 1,500 square metres], calculated as described in paragraph D.1(2)(a) of this Part;”

The cumulative floor space generated by the erection of an agricultural building (75sq/m) and extension (49sq/m) of another would total 124sq/m. This would be far below the 1,500sq/m permitted by this Part.

“(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;”

The site is not within 3 Kilometres of an aerodrome and therefore is compliant with subsection (f).

“(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;”

The works in their totality would not exceed 12 metres on height and therefore is compliant with subsection (g).

“(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;”

The closest trunk road is considered to be Church Street, Kirkby-in-Ashfield which is in excess of 0.25 Kilometres away from the Farmstead. Therefore, the proposal is compliant with subsection (h).

“(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;”

The buildings proposed will not be utilised for the keeping of livestock and therefore subsection (i) is not pertinent to this proposal.

“(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; ...”

The development proposed is not in relation to fish farming or engineering works on article 2(4) land. Therefore subsection (j) is not relevant to this proposal.

“(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or(ii)is or would be within 400 metres of the curtilage of a protected building; or”

The proposed erection of a building and extension of another would not store fuel or waste and therefore subsection (k) is not pertinent to this proposal.

“(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument].”

The erection and extension to the existing building would not be carried out on land or a building that is, or is within the curtilage of, a scheduled monument. Therefore, the proposal would be compliant with subsection (l).

With regard for the assessment above the proposed development is therefore considered to be compliant with The General Permitted Development Order, Part 6, Class A legislation and therefore meets all the relevant tests for the proposal to be permitted. In this case, it is foreseen that the proposal constitutes permitted development

Conclusion

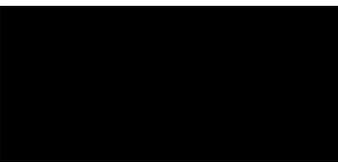
Prior notification is made to erection of an agricultural building and the extension of an existing agricultural building on land associated with Springfields Farm, Kirkby-In-Ashfield.

The development proposed is compliant with the criteria with The Town and Country Planning General Permitted Development Order 2015, Part 6, Class A and should therefore be permitted by the Authority.

In conjunction with the proposals policy compliance, the prior notification for the demolition of the buildings, submitted alongside this proposal will have their materials reused in the construction of these new structures. For this reason, the proposed development is considered to be highly sustainable.

With regard to the above, it is considered that the proposal is considered acceptable and should be permitted by the Local Planning Authority.

Yours sincerely,



Jon Millhouse BA(Hons) MRTPI IHBC

Director

For and on behalf of Planning Design Practice LTD