

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

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Sch 2, Part 6, Class A/B/E

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:

**Rushcliffe Borough Council
Communities**

Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham NG2 7YG

Tel: 0115 981 9911

Email: planningandgrowth@rushcliffe.gov.uk

RUSHCLIFFE BOROUGH COUNCIL
PLANNING AND GROWTH

23 JAN 2026

DOCUMENT RECEIVED



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	DR	First name:	JULIA
Last name:	GEARY		
Company (optional):	RIVERSIDE FARM JK		
Unit:		House number:	
House name:			
Address 1:	FAIRHAM BROOK LANE		
Address 2:			
Address 3:			
Town:	BUNNY		
County:	NOTTINGHAMSHIRE		
Country:			
Postcode:	NG11 6SQ		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Location

Please provide the full postal address of the application site.

Unit: Number: Suffix:

Building name: AGRO-FORESTRY BUILDING 1, AND WELFARE BUILDING 2

Address 1: FAIRHAM BROOK LANE

Address 2:

Address 3:

Town/City: DUNNY

Postcode: NGM 6SQ

Description of site location

A description of the site location must always be provided if a postcode is not entered

NGM 6SQ

Grid reference: Easting (x): Northing (y):

Please provide any further details of the site location

NORTH SIDE OF RIVERSIDE FARM JK, NGM 6SQ
ALL DETAILS AND PLANS ATTACHED TO
APPLICATION DATED 14.01.2026.

4. Proposed Building

Please indicate which of the following are involved in your proposal (please tick all that apply):

☒ A new building ☐ An extension ☐ An alteration

Please describe the type of building:

AGRI-CEN DETAILS IN APPLICATION 14.01.2026

FIRST BUILDING SIZE 200 SQM.

1) STORAGE FOR AGRO-FORESTRY MACHINERY - TRACTORS, QUADS, DIGGER, FORESTRY DRONES

2) STORAGE FOR PLANTING TREES MACHINE - CULTIVATOR, SPRAYER, ROTARY MOWER, ALPINE TRACTOR, CHAIN SAWS, STREAMER, TOOL STORAGE

3) STORAGE FOR DRYING FIREWOOD AND PLANKS

4) STOCK STORAGE ROOM, TREE NURSERY PROCESSING ROOM

5) HERBAL EXTRACTS PREPARATION ROOM, EXTRACTION AND STORAGE

SECOND BUILDING 145 SQM. - PERMANENT WELFARE UNIT

Please state the dimensions

	BUILDING 2 (Welfare Unit)	BUILDING 1 (STORAGE)
Length:	19.51 m	15.00 m 20 m metres
Height to eaves:	3 m	4.5 m 4.5 m metres
Breadth:	12.64 m	15 m metres
Height to ridge:	3.21 m	4.9 m metres

4. The Proposed Building (continued)

Please describe the walls and the roof materials and colours:

Walls

Materials:

BUILDING 2
(Welfare Unit)
SIP PANELS
COMPOSITE FIREPROOF
CLADDING

BUILDING 1
(STORAGE)
KINGSPAN
METAL
INSULATED
PANEL

External colour:

BUILDING 2
WHITE

BUILDING 1
WHITE

Roof

Materials:

BUILDING 2
COLD ROOF
OSB BOARD
MEMBRANE
METAL ROOF SKIN

BUILDING 1
(STORAGE)
COLD ROOF
OSB BOARD
MEMBRANE
METAL ROOF SKIN

BUILDING 2
External colour:

GREY
DARK

BUILDING 1

GREY
DARK

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

☐ Yes ☒ No

If yes:

What is the overall ground area?

square metres

What is its distance from the proposed new building?

metres

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

☐ Yes ☒ No

If Yes will the building be more than 400 metres from the nearest house excluding the farmhouse?

☐ Yes ☐ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the transitional provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

☐ Yes ☒ No

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last 2 years?

☐ Yes ☒ No

If the agricultural unit is 5 hectares or more, do any engineering operations exceed 1,000 square metres?

☐ Yes ☒ No ☐ Not applicable

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

☐ Yes ☒ No

5. Agricultural and Forestry Developments

What is the total area of the entire agricultural unit?

5.38 HA

Square metres/Hectares (delete as appropriate).

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

Please tick only one box:

☒ 1 hectare or more

☐ Less than 1 hectare but at least 0.4 hectare

☐ Less than 0.4 hectare

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:

3

Months:

6

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

☒ Yes

☐ No

If Yes, please explain why:

MORE DETAILS IN APPLICATION 14.01.2026

THE STORAGE IS IMPORTANT FOR AGROFORESTRY BUSINESS PLANTING AND ESTABLISH NEW WOODLANDS AND FARMING OUR LAND AND EXISTED WOODLANDS. SECURITY REASONS ARE VERY IMPORTANT TO PROTECTION FOR EXPENSIVE MACHINERY. IT IS UNREASONABLE TO KEEP TOOLS IN CARAVANS. WELFARE UNIT IS OBLIGATION - HOMEPLACE (HEALTH, SAFETY AND WELFARE) REGULATION 19982.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If Yes, please explain why:

MORE DETAILS IN APPLICATION 14.01.26

STORAGE FOR VERY EXPENSIVE AGROFORESTRY MACHINERY INCLUDING TRACTORS, QUADS, DIGGER, PRONES, STORAGE FOR DRYING FIREWOODS, NURSERY FOR TREES, STOCK STORAGE ROOM, HERBAL EXTRACTS PREPARATION - MATERIAL MUST BE PROCESSED IN 2 HOURS AFTER HARVESTING, TO MEET QUALITY AND LEGAL REQUIREMENTS. HEALTH AND SAFETY - TOILETS, WASHING FACILITIES, DRINKING WATER, REST AREA, CHANGING, STORAGE FOOD

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

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

☒ Yes

☐ No

Is the proposed development within 3 kilometres of an aerodrome?

☐ Yes

☒ No

BUILDING 2 (WELFARE)

BUILDING 1 (STORAGE)

What is the height of the proposed development?

3.21

4.9

metres

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

☒ No

If Yes please provide details:

DEVELOPMENT - effect on the significance GRADE 1 LISTED BUILDING HAS BEEN ASSESSED IN APPEAL DECISION 08 SEPTEMBER 2025 "LESS THAN SUBSTANTIAL" AND WE PROVIDED INFORMATION ON PUBLIC BENEFIT TO OUTWEIGHT THE HARM. PLEASE LOOK AT APPLICATION 14.01.26
1 HA NEW WOODLAND

6. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee:



The original and 3 copies* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

7. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.

Signed - Applicant:

Signed - Agent:

8. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

9. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

10. Site Visit

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

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent ☒ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

DR JULIA JOANNA GEARY

Email address:

