

Foston Parish Council Comments on Planning Application – S21/0366

Location: Foston Lodge Newark Hill Foston NG32 2LQ

Proposal: Erection of building and change of use from agriculture to agriculture contractors yard/storage.

Applicant: CMB Contracting

Foston Parish Council objects to this application for the following reasons.

Having regard to the nature, location and design of the proposed development it is considered that the proposal would lead to an acceptable commercialisation of agricultural land and an intrusion into the open countryside to the detriment to the character of the village and the open countryside. The proposal would not contribute to the conservation or enhancement of the character of the area and in addition, the proposal does not fall within the exceptional circumstances set out under Policy SP1 of the Core Strategy. The proposal would be contrary to Core Strategy Policies SP1, EN1, as well as the provisions of Foston Neighbourhood Plan Policies FNP01 and FNP12

Please see the final two pictures at the end of this submission which show how intrusive this new building is in comparison with the old Dutch Barn

In addition to the above, the Parish Council wishes to raise the following points regarding the application.

The applicant and/or his agent are being disingenuous when they claim several times that the applicant's business is solely an agriculturally based one.

The following are extracts from Planning Statement submitted with the application.

- 1. His business cannot be termed as anything other than "Farming" in the terms of the South Kesteven Local Plan and the NPPF.*
- 2. The applicant business is solely concerned with Farming and Forestry.*
- 3. The application is for a building to support an agricultural concern. It will house machinery which can only be termed as that used in agriculture.*

A visit to the applicant's Facebook page clearly demonstrates that he is in no way a purely agricultural business, see attached pictures in Appendix 1
These pictures clearly demonstrate that the applicant's business is categorically not a purely agricultural contracting business.

On the Town and Country Planning Act 1990 application form the Description of the Proposal is " New agricultural building"

The Supporting Planning Statement is titled: Erection of Building to House and Maintain Agricultural Equipment

The application is clearly not for a new agricultural building but for building for a civil works contractor who carries out both civil and agricultural work.

The Planning Statement title includes the words "maintain" so we are no longer looking at a facility purely for the storage of large machinery, but a workshop where maintenance and repair will be carried out?

On both the 24th and 25th May 2020 the applicant's own Facebook account describes the work being carried out as the construction of a new "Headquarters" and not just a storage facility for his machinery. See Appendix 2 for screenshots

There is clearly a major change of use intended here and the applicant should be requested to amend his application to include that change of use and detail the Classes of Use that he wishes to change from and to.

The safety of the access to and from the applicant's site onto Newark Hill from what is best described as the "Chicken Farm" track was the source of great concern when the application for the Chicken farm in Foston was made. (S12/3241)

The approval of this application would allow the Chicken Farm Track/Newark Hill junction to be used by at least twenty slow moving pieces of heavy machinery as listed by the applicant on Page 9 of his "Supporting Planning Statement"

In addition to this traffic the creation of a new "Headquarters" and Maintenance facility at this location would undoubtedly lead to the generation of additional traffic, with visiting customers arriving and leaving by vehicle.

Appendix 1

The pictures on the following pages are screenshots from the C M Brunton Facebook page. They clearly demonstrate that CMB Contracting is not a purely agricultural business as is claimed in the application.



CM Brunton

17 February 2020 · 🌐



8250 looking 🙌 on a little Anglian water job.





CM Brunton

2 May 2020 · 🌐

...

Little weekend job for Code fitness. Top soil levelled out ready for seeding to make another outdoor training area.





CM Brunton

4 March 2020 · 🌐



The mog busy on demolition this week. Let's hope this weather stays





CM Brunton

31 January 2019 · 🌐



It's all go with gritting on the winter maintenance side at the moment.
We offer a cost affective 24/7 gritting and snow clearance service across the midlands whether it be industrial commercial or private sites.

For all enquires please call Charlie 07973539598





CM Brunton

19 March 2019 · 🌐

...

Out helping [Shape & Scape Ltd](#) down at [Moto101](#). New viewing bank coming along nicely.





CM Brunton is at Moto101.

27 June 2019 · Grantham · 🌐



Back at [Moto101](#) this morning.





CM Brunton

2 July 2019 · 🌐



Another flood water catchment pond built for the Notts frames project.





CM Brunton

15 June 2019 · 🌐

...

Helping out on a RAF base after a surface water pump had failed. With all the recent rain it wasn't long before the water had overcome the drainage system and was off across the campus!

[#wedontjustpumpdigestate](#)





CM Brunton

11 November 2019 · 🌐

...

Great to see some of the work we've been doing for the Trent Rivers Trust in action. It's also nice to get good reviews coming in from locals who without this scheme in place may have been flooded. Awesome work 👍





CM Brunton

24 April 2020 · 🌐

...

Cracking on with another job for the Notts rivers trust. These scrapes are dug to 400mm with the turf tracked back in to help green them back up again. The idea is that when the river comes up the scrapes fill with water through the inlet to the first scrape. The scrapes will all be linked so water will flow from one to the next and a outlet back in to the river will be installed from the last scrape. When the river goes down they will hold a small amount of water creating we... [See more](#)





CM Brunton

9 April 2020 · 🌐



Before Covid19 stopped the site work. Stay safe people it won't be for ever.





CM Brunton

4 October 2020 · 🌐



Resurfacing the track at Southwell race course





CM Brunton

28 February 2020 · 🌐



Squeezing in some last minute mulching on the old thoresby colliery site.



Appendix 2



CM Brunton

25 May 2020 · 🌐



New HQ coming along nicely. Watch this space 👍





CM Brunton

24 May 2020 · 🕒 · 🌐



The new HQ - watch this space 👍



Newark Hill showing the Old Dutch Barn



Newark Hill showing the Intrusive New Building



