



Planning Committee
24/02/2026

Application No	:	25/01194/FUL Full Application
Location	:	Field At Greenacre Lane Stock Ingatestone Essex
Proposal	:	Hay/feed barn
Applicant	:	Mr and Mrs Sharp
Agent	:	Mrs Nicole Elkins
Date Valid	:	13th August 2025

1. Executive summary

- 1.1. This application is referred to planning committee at the request of a local ward member.

2. Description of site

- 2.1. The application site is located within the Green Belt approximately 1 km south of Stock Village. The area is characterised by small scale irregular hedged fields interspersed by farms and dwellings connected by quite narrow country lanes.
- 2.2. The site is located towards the southeast corner of a field largely enclosed by hedgerow. This part of the field contains a concrete hardstanding and four recently constructed barns. These comprise one of the hubs of the applicant's wider cattle breeding enterprise. Access is from Smallgains Lane via a farm track that runs parallel to Greenacre Lane, which forms the southern boundary of the land parcel. Greenacre Lane is a public bridleway and is separated from the farm track by a high hedgerow.

3. Details of the proposal

See report for 25/01195/FUL

RECOMMENDATION

25/01194/FUL: Hay/feed barn

The application be APPROVED subject to the following conditions: -

Condition 1

The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason:

In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the approved plans and conditions listed on this decision notice.

Reason:

In order to achieve satisfactory development of the site

Condition 3

Prior to their installation details of any means of external lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall then be installed in accordance with the approved details.

Reason:

In the interests of protecting the living environment of occupiers of neighbouring dwellings and to ensure the development would not result in unacceptable light pollution within the Green Belt in accordance with Policy DM29 and DM6 of the Chelmsford Local Plan.

Condition 4

The hay/feed barn hereby permitted shall not be occupied at any time by livestock.

Reason:

The proposal has been assessed on the basis that the building will be used for the storage of hay/feed and will not accommodate livestock. Use of the building to accommodate livestock may have a materially greater effect on the living conditions of nearby residents through the noise, odour and general activity. The restriction is therefore required to safeguard nearby amenity in accordance with Policy DM29 of the Chelmsford Local Plan.

Condition 5

No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Reason:

To avoid displacement of loose material onto the highway in the interests of highway safety.

Condition 6

Areas for the purposes of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic, should be provided within the curtilage of the site and clear of the highway.

Reason:

In the interest of highway safety

Notes to Applicant

- 1 In order to cause minimum nuisance to neighbours, the applicant is strongly advised to follow guidelines for acceptable working hours set out by the Council's Public Health and Protection team.

Noisy work

- Can be carried out between 0800 and 1800 Monday to Friday
- Limited to 0800-1300 on Saturdays
- At all other times including Sundays and Bank Holidays, no work should be carried out that is audible beyond the boundary of the site

Light work

- Acceptable outside the hours shown above
- Can be carried out between 0700 and 0800; and 1800-1900 Monday to Friday

In some circumstance further restrictions may be necessary.

For more information, please contact Chelmsford City Council Public Health and Protection Services, or view the Council's website at www.chelmsford.gov.uk/construction-site-noise

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background Papers

Case File

Plans to be listed on any Decision Notice:

25/14/08/A

25/14/05

25/14/07

Do not scale from this drawing.
All information shown is to be checked on site
for accuracy and fit. Any discrepancies or omissions
to be reported to Arcady Architects immediately.

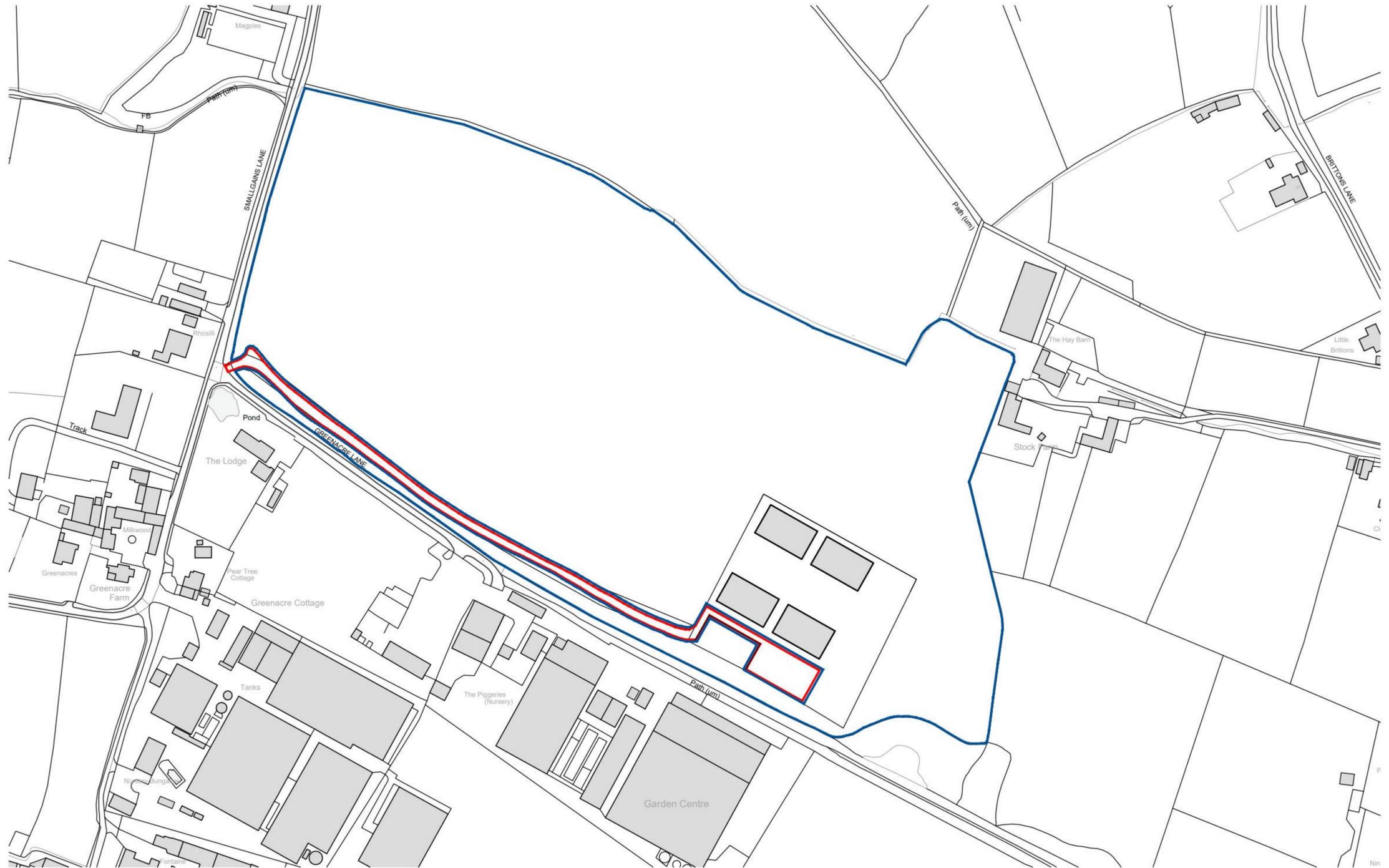


SCALE - METRES 1:500 0 10 20

REVISION	DATE	DRAWN
PROJECT: FRISTLING HALL ESTATES, SMALLGAINS LANE		
TITLE: PROPOSED SITE PLAN - COW BARN		
SCALE: 1:500@A1	DATE: JUN 25	DRAWN: TV
NO: 25/14/07	REV:	CHKD:
Unit 4 Phillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk		



Do not scale from this drawing. All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



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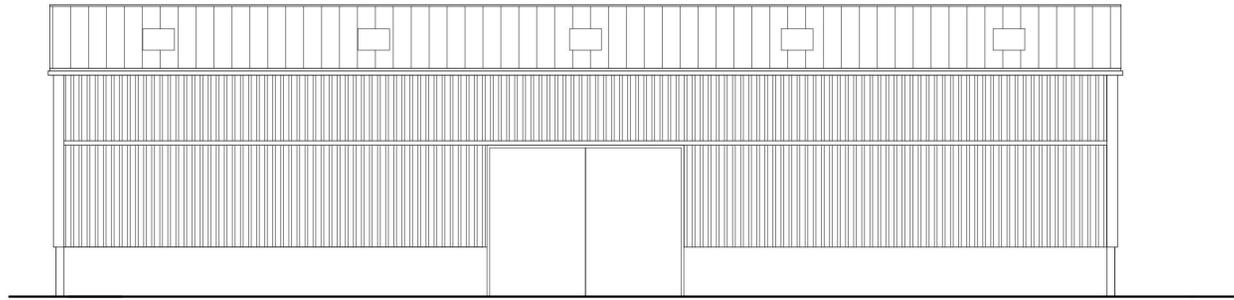


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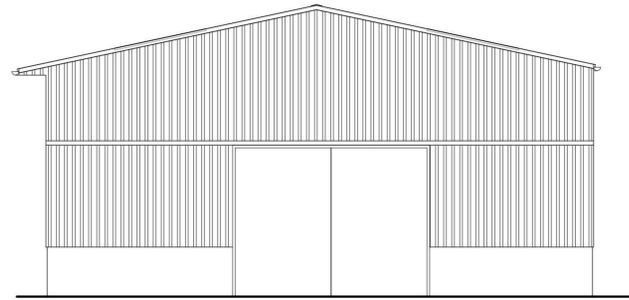
REVISION:		DATE:		DRAWN:	
PROJECT: FRISTLING HALL ESTATES, SMALLGAINS LANE					
TITLE: LOCATION PLAN					
SCALE: 1:2500@A3	DATE: JUN 25	DRAWN: TV	CHKD.:	-	
No.:	25/14/05		REV.:	-	
Unit 4 Phillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk					



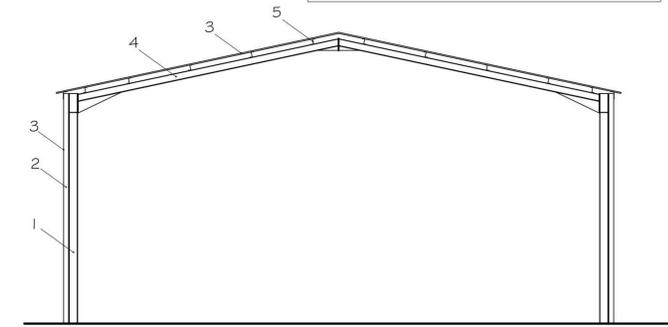
Do not scale from this drawing.
All information shown is to be checked on site for accuracy and fit. Any discrepancies or omissions to be reported to Arcady Architects immediately.



FRONT ELEVATION



SIDE ELEVATION



SECTION

- 1. UB 254 * 146
- 2. UC 152 * 152
- 3. 32/1000 BOX PROFILE
- 4. UB 203 * 133
- 5. ZED 140 + SLEEVE

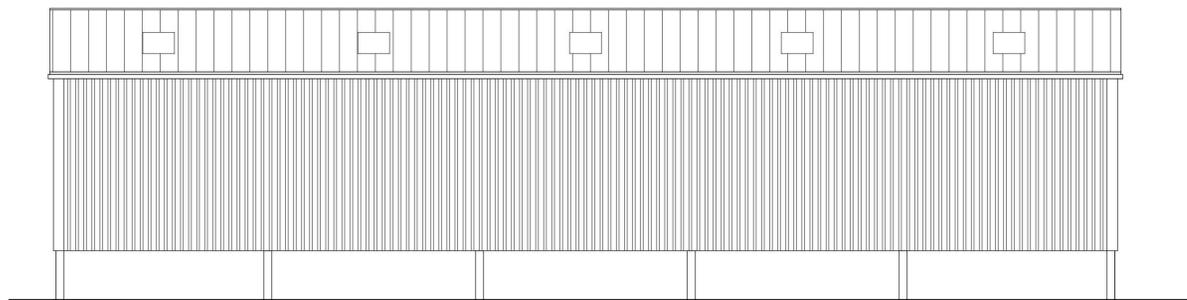
MATERIALS:

Roof - Eternit Profile G

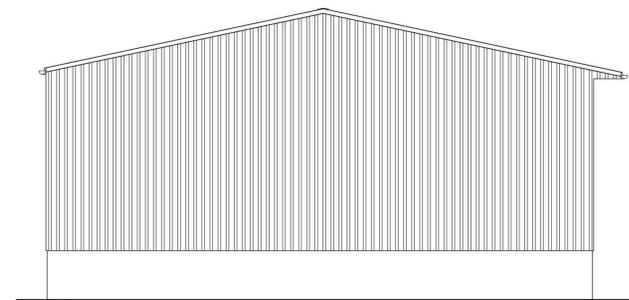
Upper Walls - Pressure treated timber hit and miss vertical boarding

Lower Walls - Pre cast concrete panels - either natural finish or faced in Bricks/brick slips

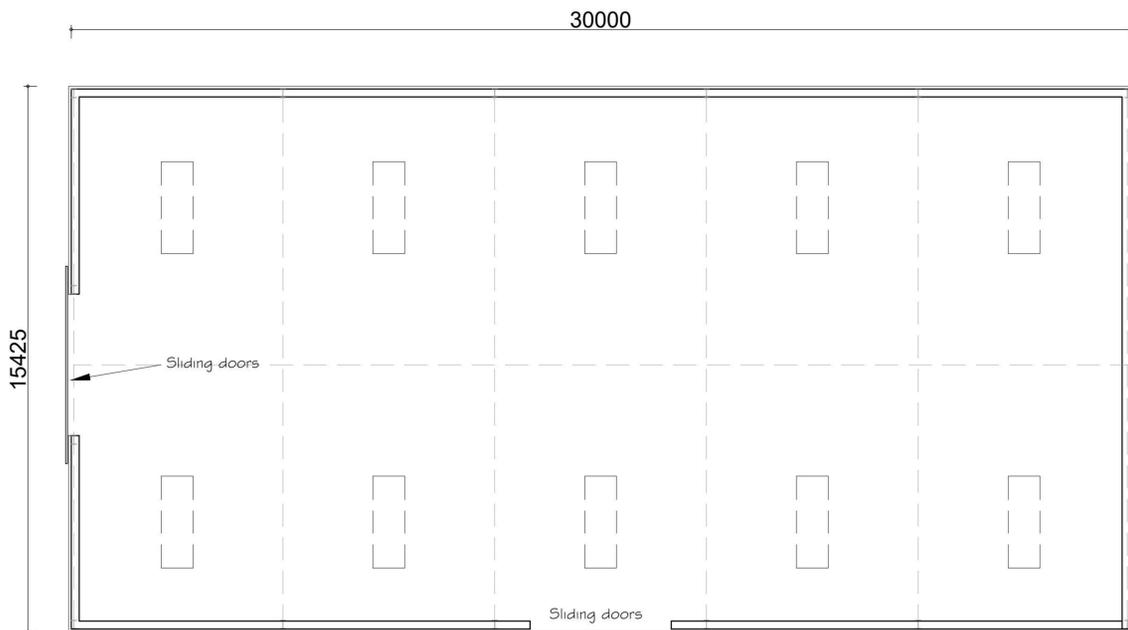
Gutters - 200mm diameter half round 'stormflo' PVC gutters and 110mm diameter down pipes (3no. per side)



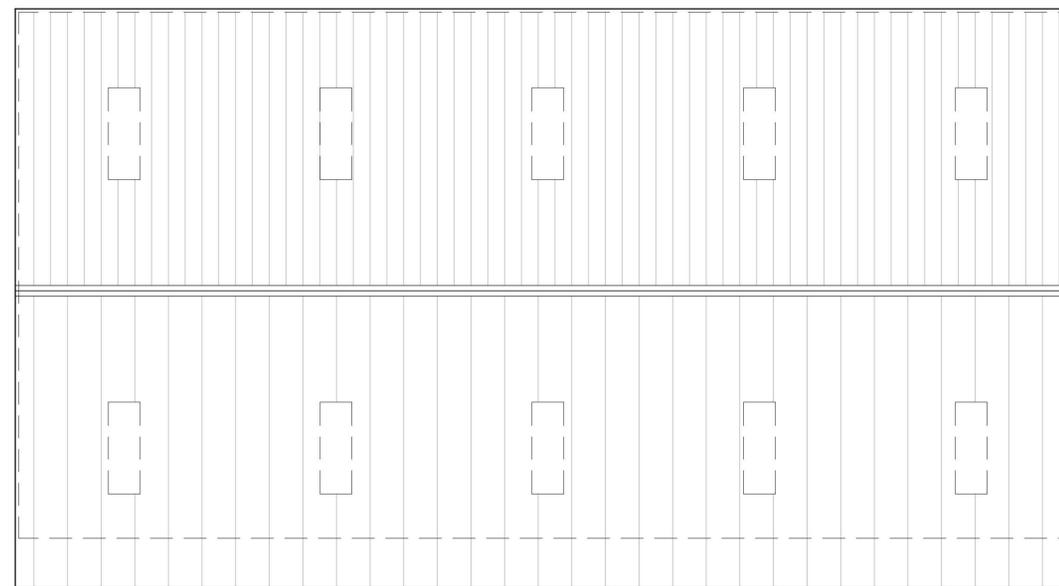
BACK ELEVATION



SIDE ELEVATION



FLOOR PLAN



ROOF PLAN

REVISION: A. Alterations to fenestration		DATE: SEPT 25	DRAWN: NE
PROJECT: FRISTLING HALL ESTATES, LAND AT SMALLGAINS LANE			
TITLE: PROPOSED PLANS & ELEVATIONS -HAY/ FORAGE BARN			
SCALE: 1:100@A1	DATE: JUN 25	DRAWN: TV	CHKD:
No: 25/14/08	REV: A		
Unit 4 Pillows Barns Hammonds Road Little Baddow Essex CM3 4BG Tel: 01245 464681 www.arcadyarchitects.co.uk			

