CASE OFFICER'S REPORT

Application Reference:	PL/2023/05217
Application Type:	Prior notification: Building
Site Inspection:	
Consultation ends:	29 June 2023
Case officer:	Steven Vellance

Site Address:	Land near A36 / A303 junction A36 Deptford, Wylye, BA12 0RR
Proposal:	Agricultural type, steel framed building with asymmetric pitched roof, open on one side (north elevation). The new building would be used for the storage of machinery and hay, with a small lambing shelter located on the west elevation.
Recommendation:	Prior Approval Not Required

Purpose of Report:
To consider the above application and to recommend that prior approval is not required.

Summary of Main Issues.
The main issues to consider are:

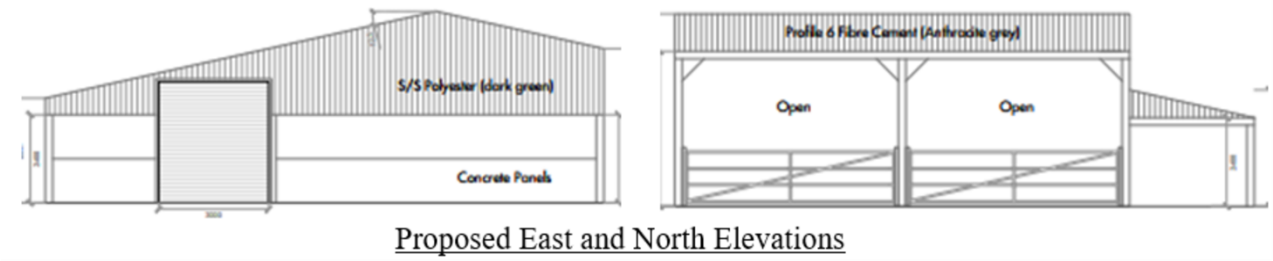
The APD application is submitted under schedule 2, Part 6 Class A of the Town & Country Planning (General Permitted Development) (England) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 to determine whether the Local Planning Authority requires the prior approval for the proposed construction of an agricultural building.

Site Description.
The site consists of agricultural land at Deptford, Wylye near to the A36, with the holding being in excess of 105 ha in area. The proposal is for an agricultural type, steel framed building with an asymmetric pitched roof, with the barn having an open north side elevation. The proposed building would be used for the storage of machinery and hay, with a small lambing shelter located on the west elevation, lambing would be a seasonal and temporary use, as and when required. The Council's aerial photographs show this area of land as previously having been utilised for agricultural purposes, so such a use is an established principle at this location.

The Proposal.
The proposal is for the construction of a new barn that would be utilised for agricultural purposes, as described above. Elevational drawings have been supplied and the proposal's dimensions would be 15.2m by 12.3m, the side elevation supporting cover for lambs would be an additional 9.1m by 3.4m side projection. The maximum pitched roof height would be 5.2m, with a maximum eaves height of 4.2m and the sides would consist of concrete panels, dark green coloured polyester side panels and anthracite grey coloured fibre cement roof material.

The siting of the proposed barn would be within the context of existing farming related use of land/development and so would not look out of context within its immediate surroundings.

The following snippets taken from the submitted plans serve to show the proposal:



Proposed East and North Elevations

Planning Considerations.
The application has been considered solely within the context of agricultural permitted development rights, as within schedule 2, Part 6 Class A of the Town & Country Planning (General Permitted Development) (England) Order 1995, whereby the holding is in excess of 5 hectares and so therefore satisfies this criteria of the legislation.

The application has been submitted with details of the location and material of choice for the proposed construction of the building, which would be utilised for the purposes of agricultural storage. The barn's intended use for such agricultural purposes is considered to be acceptable.

In accordance with the requirements of schedule 2, Part 6, Class A, indexed A to K, the proposed barn would satisfy such requirements in that:

a) the farming unit, parcel or area of land on which the barn would be sited on exceeds 1 ha;
b) no Class Q development has taken place;
c) the proposal does not involve a dwelling;
d) the proposed barn is designed for agricultural purposes;
e) the ground area, is less than the permitted maximum of 1000 sqm;
f) there are no airfields within 3 km of the site;
g) the maximum height of the barn would be at the permitted height of 12m;
h) no part of the proposal is within 25m of a classified road;
i) the barn's use would not be within 400 metres of a protected building;
j) the barn would not be on article 2(4) land nor connected with fish farming;
k) the proposed barn would not be used for purposes in connection with anaerobic digestion or biomass.

Conclusion.
The proposed barn's location and appearance has been appraised as being acceptable and there are no planning objections to the proposal.

RECOMMENDATION: Prior approval not required.

NOTE: It is noted the following plans were submitted for this application:
Location Plan, Existing site plan, Proposed site plan, Drawing No. 04 - Proposed floor plan & roof plan, Drawing No. 05 – Proposed elevations received on the 29.06.2023.