CASE OFFICER'S REPORT

Application Reference:	PL/2023/04912
Application Type:	Prior notification: Building
Consultation ends:	19 June 2023
Case officer:	James Repper

Site Address:	Tinkerbarn Farm, Collingbourne Kingston, Wiltshire, SN8 3SE
Proposal:	Proposed construction of a steel portal framed building to be used as a grain store.
Recommendation:	Prior Approval Not Required

POLICIES:
The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO).

ISSUES:
The issues for consideration within this application are the Permitted Development Criteria and, if the development would constitute permitted development, whether the proposed siting, design and external appearance of the proposed extension to the existing farm building, are acceptable and do not need prior approval.

SITE AND ITS SURROUNDINGS:
Tinkerbarn Farm is an established working farm located over 900m due east of the small settlement of Brunton and approximately 1Km northeast of the small village of Collingbourne Kingston and is located within the open countryside surrounded by arable fields. The area is defined as countryside by the Wiltshire Core Strategy (WCS) core policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP26 (Spatial Strategy for the Tidworth Community Area).

The site currently exists as part of a farm holding where agricultural buildings already exist and have been in operation for circa 100 years.

THE PROPOSAL:
The application proposes the creation of a modern grain storage facility to comply with current food standards and associated legislation. The building will be 42.67m x 23.25m with eaves at 8m and a ridge of 11.19m.
The size is to allow 4 grain silos and to allow modern farming machinery sufficient access in to the structure. The overall square meterage of the building will be 992.08m^2.

ASSESSMENT:
Need:
The existing buildings on the farm are either being used or they are unsuitable for conversion; they are old and have not been designed for the larger modern-day farming machinery that requires high eaves heights to be able to load and offload at harvest time.
A modern up-to-date grain storage facility is required to meet farming demands and to comply with current food standards and legislation as well as exacting customer requirements on crop quality.

There is no reason to doubt the requirement for the building for these functions or that it is required for the purposes of agriculture.

Permitted Development Criteria:

The applicant has confirmed that the agricultural holding within which the proposed barn is to be located is a unit of approximately 647 hectares in size. Therefore, the proposed extension should be checked against the criteria of Class A of Part 6 of the GDPO, which allows for the erection, extension or alteration of buildings within agricultural units of 5 hectares or more, subject to the following criteria:

(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 identified site is within the overall farm holding and is over 1 hectare in size. This criterion is therefore satisfied.

(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 agricultural unit has not been subject to any development under Class Q or S of Part 3 of the GPDO. This criterion is therefore satisfied

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

The proposals involve the erection of an agricultural building for an agricultural purpose and do not involve any provision of, or works to a dwelling. This criterion is therefore satisfied.

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

The submitted plans and application form detail that the building will be constructed of pre-cast concrete panels at low level with Plastisol coated steel sheeting at high level underneath fibre cement roof sheeting. The external finish is to be coloured a mixture of natural concrete and olive green sheeting, whilst the roof is to be anthracite. It is therefore considered that it is entirely designed for modern agricultural purposes and therefore satisfies the requirements of this criterion.

(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; or
(ii) any building erected or extended or altered by virtue of Class A,
would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The proposed extension is to measure 42.67 x 23.25 metres in footprint, which equates to a floor area of approximately 992.08 square metres. It, therefore, complies with the size allowance identified in this criterion.

Furthermore, there have not been any other buildings that have been built on this site within the Part 6 of the GDPO process in the last 2 years. The proposals, therefore, satisfy the cumulative restriction set out in D.1(2)(a).

(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 building is not to be positioned within 3 kilometres of an aerodrome

(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 proposed extension is to extend to a maximum height of 11.19 metres and will therefore comply with the height restriction identified in this criterion.

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

The development is not within 25m of *a metalled part of a trunk road or classified road.*

(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 proposals are not within 400m of a protected building or structure

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

The proposals do not involve works connected with a fish farm and therefore this criterion does not apply.

(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.

The building does not involve the storage of fuel or waste from a biomass boiler or anaerobic digestion system and, therefore, this criterion does not apply.

The proposed development, therefore, complies with all of the criteria set out in Class A of Part 6 of the GPDO and is considered to be permitted development.

Siting & Design:
Once it is established that a new building is permitted development under Class A of Part 6 of the GPDO, the applicant must apply to the Local Planning Authority for confirmation that prior approval is not required. In such a situation the Council must assess whether the siting, design and external appearance of the building, is appropriate in line with Conditions A.2 (2) (i) of Class A, Part 6 of the GPDO. This application has been submitted accordingly.

In this instance, Given its position; and its proposed design and massing, it is therefore considered unlikely that the proposals will result in any implications for the wider landscape. It is therefore considered that the proposals satisfy the criteria set out in Class A of Part 6 of the GDPO and prior approval for the design and siting is not required.

CONCLUSION
The proposed Grain Store, as described on the submitted application form; and as shown on the submitted plans received on the 19th of June, are considered to accord with the criteria of Part 6, Class A of the GDPO 2015 (as amended). It is also considered to be appropriately sited and designed. It is therefore considered that prior approval **will not be** required for the proposed development.

RECOMMENDATION:
Prior Approval Not Required

Conditions: (1)

1 In line with The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A, criterion (h), no part of the development hereby permitted shall be situated within 25 metres of a metalled road