29th November 2023

Wiltshire Council
Planning Division
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JQ

Dear Sirs

APPLICATION FOR ERECTION OF GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING AT RAYDOWN FARM, EDINGTON, WESTBURY, BA13 4NW
ON BEHALF OF MR C AWDRY

Site Description & Proposal

Raydown Farm is a progressive agricultural holding located in Edington, Wiltshire. Raydown Farm itself comprises a farmhouse, approx. 110 acres of surrounding land and a range of buildings including:

- Multiple former agricultural building converted to commercial use mainly due to their construction being unsuitable for modern agriculture (W/06/00243/FUL).
- Single Cattle building still in agricultural use.

The holding is currently lacking a suitable modern agricultural storage building.

Proposal

The applicant wishes to erect an 80' (24.38m) x 120' 36.58m agricultural storage building for the storage of fodder and straw produced upon the holding and agricultural machinery.

The building will have an eaves height of 18' (5.49m) allowing modern machinery to access the building and allowing bales to be stacked higher thus reducing the floorspace required. The new agricultural storage building will prevent the need for fodder & straw form being transported off site or stored outside.

The proposed building is of standard agricultural construction being of steel portal frame construction, pre-cast concrete panel and steel box section cladding elevations under a fibre cement roof.

The proposed area has minimal ecological value given its use as intensive arable land.

Relevant site History

19/05636/PNCOU - Notification for Prior approval under Class Q for conversion and change of use of steel framed agricultural barn to a domestic dwelling – Lapsed and not actioned.

W/11/03308/FUL - Single storey house extension – Permitted.

W/06/00243/FUL – Proposed change of use of redundant agricultural buildings – Permitted.

W/89/00456/FUL - Silage clamp and cattle building – Permitted.

Schedule 2 Part 6 Class A GDPO

Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) states that development on an agricultural unit that exceeds 5 hectares under class A will not be permitted where:

This proposal falls within the GDPO as detailed below in blue.

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 development would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area;

B) It would not consist of the erection of an agricultural building where development under Class Q or S of Part 3 has been carried out within a period of 10 years ending with the date on which development under Class A begins;

Although a Class Q application was permitted, this permission (19/05636/PNCOU) has lapsed and was not actioned therefore no development under Class Q or S of Part 3 has been carried out upon the holding within a period of 10 years ending with the date on which development under Class A begins;

C) It would consist of, or include the erection, extension or alteration of a dwelling;

It would not consist of any alteration of a dwelling;

D) It would involve the provision of a building, structure or works not designed for agricultural purposes;

There is an agricultural need for the building to service the agricultural holding

E) The ground area which would be covered by any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres; calculated as described in paragraph D.1(2)(a) of this Part;

D.1(2)(a) – "*Comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and* ***any part of which would be within 90 metres of the proposed development****";*

The building extends to 891.87 sq.m which is under the 1000m2 limit.

No other buildings have been constructed under Schedule 2 Part 6 Class A in the last two years.

F) The height of any part of the building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

There are no aerodromes within 3 kilometres;

G) The height of any part of the building, structure or works not within 3 kilometres of an aerodrome would exceed 12 metres;

The height of the proposed structure would not exceed 12 metres in height;

H) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed development would not be within 25 metres of a trunk 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 proposed building is not to be used for the accommodation of livestock, or the storage of sewage / slurry waste.

J) It would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming;

The proposal would not involve excavations or engineering operations on or over article 1(6) land and is not connected with fish farming;

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 proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.

Design, External Appearance & Siting

The building is of standard agricultural construction and design being similar to other agricultural buildings within the local rural landscape and upon the holding.

The proposed building will adjoin an existing yard and we are of the opinion that the proposed location would have a negligible impact upon residential amenities or the character and appearance of the landscape due to limited public vantage points.

Conclusion

We trust that you agree there is a clear agricultural need for the proposed building and that we have provided sufficient information to determine this application. Should you require any additional information or have any queries then please do not hesitate to contact me.

Yours faithfully

CHRIS CARY MSc (Hons) MRICS FAAV
Email: c.cary@w-w.co.uk
Tel: 01672 515252