PRIOR NOTIFICATION FOR AN AGRICULTURAL BUILDING

LAND AT BASKERVILLE HILL, MALMESBURY

December 2023

1 Introduction

1.1 The erection of a farm building is permitted development under the General Permitted Development Order 2015, Schedule 2 Part 6, as amended.

1.2 The proposal must, however, satisfy all of the relevant criteria.

1.3 Development is also subject to a prior determination process.

1.4 This short statement:

- describes the proposals;
- assesses the proposals against the GPDO considerations.

2 The Proposals

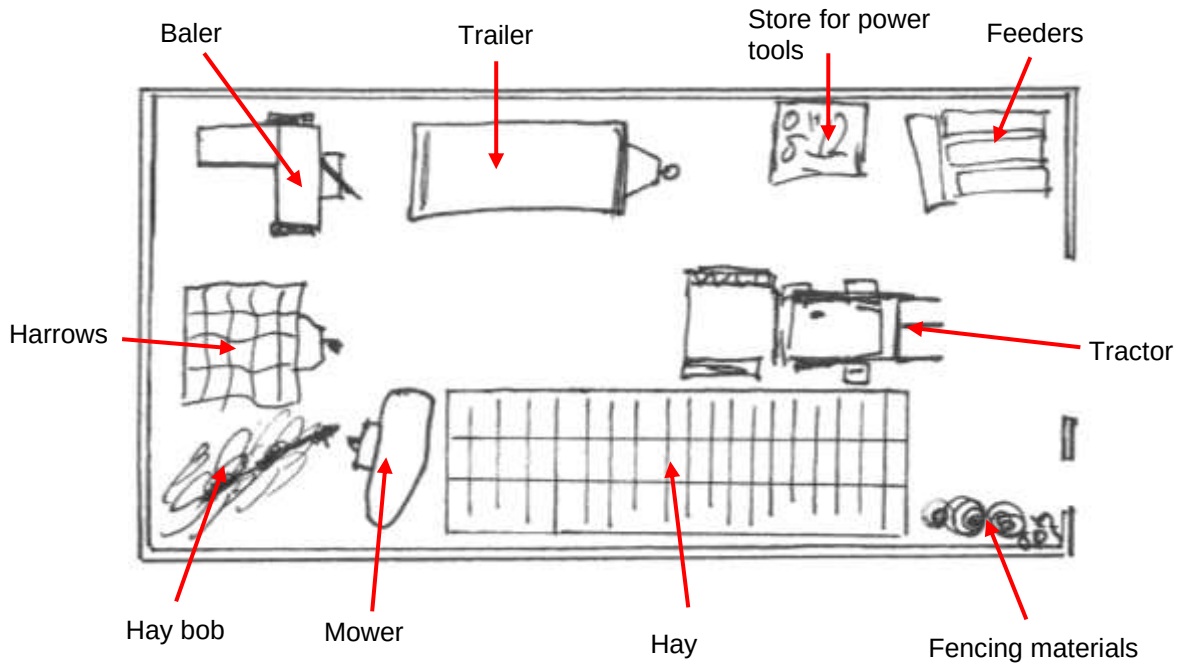
2.1 The proposal is for a typical agricultural building measuring 10m wide by 20m long, with eaves at 4.5m high and a shallow pitch. The building will be clad in profiled metal sheeting, plastic coated dark green, over concrete panels. There will be a roller-shutter door at the eastern end.

3 GPDO Considerations and Assessment

Pre-Requisites

3.1 To be permitted development, the building must be on an agricultural holding that exceeds 5 hectares. This parcel of land extends to just under 2 ha. It is farmed in conjunction with 17 ha of land near Bradford on Avon. The unit is operated for the purposes of agriculture as part of a trade or business. The GPDO therefore applies in principle.

3.2 There are no buildings on the land. There is a reasonable necessity for the storage of machinery for land management. The building will be fully utilised, as illustrated on the sketch below.



3.3 The works are the erection of a building.

Detailed Criteria

3.4 The following analysis considers each of the criteria a) to k) of A.1:

a) the parcel of land exceeds 1 ha;

b) no class Q or S development has taken place on the holding;

c) the development does not involve a dwelling;

d) the building is designed for agricultural purposes;

e) the floor area is 200 sqm, far below the limit of 1,000 sqm;

f) there is no airfield within 3km;

g) the height is less than 12 metres;

h) no part of the development will be within 25m of the metalled part of a truck or classified road;

i) the building will not be used for housing livestock;

j) the works do not involve fish farming;

k) the building is not proposed in connection with biomass or anaerobic digestion.

Prior Approval Considerations

3.5 Accordingly the Council is invited to consider whether or not it requires to give prior approval to the siting, design and external appearance of the building.

3.6 **Siting.** The siting is discretely located on level land out of the flood plain, adjacent to a strong hedge/belt of trees bordering a Waitrose supermarket site.

3.7 **Desing and External Appearance.** The building is a typical agricultural building in design, size, shape and appearance.

Determination

3.8 The Council's confirmation that prior approval is either not required, or is given, is therefore sought.