CASE OFFICER'S REPORT

Application Reference:	PL/2024/00250
Application Type:	Prior notification: Building
Site Inspection:	
Consultation ends:	03 January 2024
Case officer:	Clare Wood

Site Address:	Lower Hawkstreet Farm, 50 Hawkstreet, Bromham, Chippenham, SN15 2HU
Proposal:	Construction of a new hay barn to replace the previous hay barn which was destroyed by fire in Autumn 2023.
Recommendation:	Prior Approval Not Required

Planning Policy

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which refers to agricultural buildings and operations on units of more than 5 hectares. Before development can be carried out under Class A, the developer must submit a Prior Notification to determine if 'Prior Approval' of the Local Planning Authority is required.

The application is determined against the criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) therefore the policies of the adopted development plan are not applicable.

Description of Site

The application site forms part of the 46 hectares farm Lower Hawkstreet Farm in the village of Bromham (as confirmed in the submitted application form).

Proposal

The proposal is to erect a replacement hay barn to replace the barn burnt down in a fire in 2023. The proposed barn is to be located within the main farmyard and will measure 24.38m in length, 9.14m in width and 4.87m in height and will be open-sided with a fibre cement grey roof.

Consultations

None received.

Public Observations

Not Applicable.

Relevant Planning History

None relevant.

Assessment

Part 6, Class A of Schedule 2 of the General Permitted Development Order 2015 (GPDO) relates to agricultural buildings and operations on units of more than 5 hectares. This part of the legislation states that development is permitted for 'the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of:

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The applicant has confirmed that the total area of the parcel of land where the development is taking place is more than 5 hectares within the submitted application form and therefore Part 6 Class A applies. The criteria A.1 (a)-(k) of Part 6 of the GDPO will be considered in turn to establish whether the structure would be permitted development as set out below.

A.1 Development is not permitted by Class A if -

A1 (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 parcel of land the proposal relates to is more than 1 hectares as confirmed within the application form.

A.1 (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;

- No such development is being proposed.

A.1 (c) it would consist of, or include, the erection, extension or alteration of a dwelling.

- No such development is being proposed.

A.1 (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

- No such development is being proposed.

A.1 (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,

but would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

- No such development is being proposed.

A.1 (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;

- No such development is being proposed.

A.1 (g) the height of any part of any building, structure or works not within 3 kilometers of the permimeter of an aerodrome would exceed 12 metres in height;

- No such development is being proposed.

A.1 (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

-No such development is being proposed.

A.1 (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;

- No such development is being proposed.

A.1 (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

- No such development is being proposed.

A.1 (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.

- No such development is being proposed.

The proposed development is therefore considered to be Permitted Development and as such Prior Approval is not required.

RECOMMENDATION:

Prior Approval Not Required