CASE OFFICER'S REPORT

Application Reference:	PL/2024/00322
Application Type:	Prior notification: Building
Site Inspection:	24 January 2024
Consultation ends:	12 January 2024
Case officer:	Joe Leesam

Site Address:	Lodge Farm, Poulshot Road, Poulshot, Devizes, Wilts, SN10 1RQ
Proposal:	Agricultural building of standard agricultural construction.
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 800-hectare agricultural unit at Lodge Farm, Poulshot Road (as confirmed in the submitted application form). The application site relates to a parcel of land to the Western boundary of an agricultural field, just off Devizes Road. The proposed barn will be located adjacent to two existing barns of similar sizes to the proposed; the proposed barn will be partially disguised from view from the road by the two existing barns. The site is accessed via Devizes Road, this point of access is currently in use currently in use for other agricultural activities within the agricultural unit.

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' subject to compliance with a number of specific criteria.

The applicant has confirmed that the total area of Lodge Farm is 800 hectares within the submitted application form, so Part 6 Class A applies. The criteria A.1 (a)-(k) of Part 6 of the GPDO will be considered in turn to establish whether the structure would be permitted development as set out below.

(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 hectare as confirmed within the application form.

(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 has been undertaken.

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

- No such development is being proposed.

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

- No such development is being proposed. The building would be used for grain storage.

(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;

- No such development is being proposed. The ground area covered by the building would be 965 square metres. It is furthermore acknowledged within the statement at another structure was granted on site in the last two years - PL/2022/00340 - however this is 518m away and thus would not not fall under 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 development would be not be sited 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 development would have maximum heights of 12 metres.

(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.

(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. The building has been confirmed to be used for grain storage, not storage of slurry/sewage sludge.

(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.

(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.

For a development to be permitted by Part 6 it must be demonstrated that the proposed building is reasonably necessary for the purposes of agriculture within the unit. The proposed building is outlined to be for grain storage for the agricultural use. On this basis the proposed development is considered necessary for the agricultural use of the overall site.

The proposed development is therefore considered to be Permitted Development in accordance with (i) of Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Conditions:

Part 6, Class A sets out a number of conditions to be met in order to comply with Part 6 Class A. In submitting a Prior Approval application, it is for the Local Planning Authority to determine whether prior approval will be required 'as to the siting, design and external appearance of the building'.

In this regard the application site is situated within an existing agricultural unit which is already in use, set within open countryside; it is not a ‘protected countryside’ such as being located within the National Landscape. The proposed building would be read in the context of the existing agricultural unit and is set back from the public vantage points, the siting therefore is considered acceptable.

With regard to the design and external appearance no elevation plans have been submitted to support the application. It is however noted that under the prior approval process there is no specific requirement for elevation plans to be submitted for assessment (Conditions A.2 (2) (ii) states that the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site...). Although the design is not fully known, an agricultural barn in the dimensions proposed (which is not abnormal in scale for an agricultural building, noting it accords with the above criteria as well) and the materials outlined (steel portal frame construction and comprising pre-cast concrete panel grain walls with steel box section sheeting above, under a fibre cement roof) is considered acceptable for this location, noting as above it is not in a protected countryside and located in context to the existing farmstead (whereby it is stated that the building would largely mirror the existing grain store adjacent to the west). Therefore, it is considered that this proposal would not adversely impact the character of the wider rural setting. It is therefore considered that prior approval of matters of siting, design and external appearance are not required.

RECOMMENDATION:
Prior Approval Not Required.