

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08757
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land Adjacent Clay Street Stables, Clay Street, Little Somerford
DEVELOPMENT DESCRIPTION:	Proposed steel portal framed agricultural building
RECOMMENDATION:	That prior approval NOT BE REQUIRED

SITE DESCRIPTION

The application site is in a field part of a holding at East End Farm. It lies in open countryside approx. 0.5km northeast of the small village of Little Somerford. The setting is characterised by the bucolic landscape and farm buildings. It is in the Rolling Clay Lowland Landscape Character Area.

PROPOSAL

The application seeks the view of the Local Planning Authority as to whether prior approval is required for the erection of a building under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO). The development consists of erection of a steel-framed agricultural building (13.71m wide, 9.14m deep, and 6m high). The building is rectangular in plan, has a roller door to southern elevation, under a dual-pitched roof. It is constructed from concrete blocks, green sheet cladding and cement fibre roof.

RELEVANT PLANNING HISTORY

There has been found no planning history that would affect consideration of the application.

RELEVANT LEGISLATION, POLICY AND GUIDANCE

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

ASSESSMENT

Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter “GPDO”) grants planning permission for classes of development as described by Schedule 2 of the order, known as “permitted development rights” (“PD”); subject to the provisions, limitations and conditions set out in the relevant classes.

The application is made in respect of Schedule 2, Part 6, Class A of the GPDO, which sets out the PD rights for *agricultural development on units of 5 hectares or more*.

Whether the proposed development is permitted development

The proposed development will be permitted by the GDPO if it consists of:

*A. 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 site forms part of East End Farm, an agricultural unit understood to be greater than 5 hectares. The proposed development consists of works for the erection of a building which are required for storage of fodder and seasonal machinery, and this is therefore considered reasonably necessary for the purposes of agriculture within the unit.

However, the proposed development will not be permitted if it exceeds any of the following limitations set out in the GDPO:

A.1 Development is not permitted by Class A where:

A.1(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 supporting information confirms the parcel in which the development is proposed is in excess of 1ha. Therefore, limitation A.1(a) is not exceeded.

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;

The submitted information and site planning history suggest no changes of use under Class Q or S have occurred in the last 10 years. Therefore limitation A.1(b) is not exceeded.

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

The submitted information confirms the proposal is for the erection of a building reasonably necessary for agriculture and designed for such purposes. Therefore, limitation A.1(c) is not exceeded.

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

From the submitted information, it is considered that the proposed development is designed for agricultural purposes. Therefore, limitation A.1(d) is not exceeded.

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 would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The area of ground covered by the proposed development would be 125.3sqm, based on the measurements of the building being 13.71m by 9.14m. The plans indicate an existing building in proximity of the proposed development and the agent has provided photographs which show the condition of the building and that it is of considerable age. There are no other buildings, 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. Therefore, limitation A.1(e)(i)(ii) is not exceeded.

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;

The height of the building is indicated as 6m, but the proposed building is understood to not be within 3km of the perimeter of an aerodrome. Therefore, limitation A.1(f) is not exceeded.

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

The height of any part of the proposed building would not exceed 12 metres. Therefore, limitation A.1(g) is not exceeded.

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

The parcel is bordered by Clay Street to its west which is a C-classified highway. Based on measurements against the submitted plans, the Local Planning Authority is satisfied that all parts of the proposed development will be 25 metres away from a metalled part of a trunk road or classified road. Therefore, limitation A.1(h) is not exceeded.

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;

The proposed development is within 400 metres of the curtilage of a protected building; however, it consists of the erection of a building for storage of fodder and machinery and does not provide accommodation for livestock or the storage of slurry or sewage sludge. Therefore, limitation A.1(i) is not exceeded.

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

The proposed development does not require excavations or engineering operations in connection with fish farming and is not located on or over article 2(4) land. Therefore, limitation A.1(j) is not exceeded.

*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*

The proposed development is not intended for the storing of fuel or waste from a biomass boiler or anaerobic digestion system. Therefore, limitation A.1(k) is not exceeded.

A.1(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument;

The proposed building would not be erected on land or a building that is, or is within the curtilage of, a scheduled monument. Therefore, limitation A.1(l) is not exceeded.

Whether prior approval will be required

The proposed development satisfies the requirements of A and would not exceed the limitations set out in A.1, and is therefore development permitted under Schedule 2, Part 6, Class A of the GPDO.

The development is permitted development subject to the conditions set out in A.2. A.2(2)(i) which requires that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the *prior approval* of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.

A.2(2)(ii) requires 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 together with any fee required to be paid. This application was accompanied by the following:

- Application fee.
- Application Form. Received 4 November 2025.
- Location Plan. Received 4 November 2025.
- Complete Farm Plan. Received 4 November 2025.
- Eastern & Western Elevations. Received 6 November 2025.
- Southern & Northern Elevations. Received 6 November 2025.
- Floor Plan. Received 6 November 2025.

The proposed development is sited roughly on the centre adjacent the northern border of a field, edged by foliage. While the plans indicate an existing building within the field, no other details or planning history for the building have been found. The submitted plans provide details of the siting, design and external appearance of the building, which is considered to be agricultural in character and consistent with a type of structure one could reasonably expect to find in this rural landscape. The impact of the development on the character and appearance of the area, and in relation to other relevant matters of acknowledged importance to the public interest, is considered to be acceptable.

CONCLUSION

The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting information, and the findings of this report, it is concluded that the proposal complies with the criteria for permitted development, and therefore falls within the scope of Class A. As such, the local planning authority has considered whether prior approval is required in relation to the siting, design, and external appearance of the development. In this case, it is concluded that prior approval is not required, and the development may proceed in accordance with the submitted details.

RECOMMENDATION:

That prior approval NOT BE REQUIRED

