

Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	Stokes Marsh Lane
Address Line 2	
Address Line 3	
Town/city	
Postcode	BA13 4NZ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
394959	155249

Description

Small poultry farm off Stokes Marsh Lane. Postcode BA13 4NZ takes to gate.
9 acres of pasture and woodland.

Applicant Details

Name/Company

Title

Mr

First name

Alexander

Surname

Hudson

Company Name

Wiltshire Greenman Smallholding

Address

Address line 1

5

Address line 2

Osmund Road

Address line 3

Town/City

Devizes

County

Country

Postcode

SN10 3GD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Oak Frame barn <https://oaktimberstructures.co.uk/oak-framed-garages/>
12x6m
4 x 3m bays - one enclosed for egg packaging machine
Small room upstairs for office.

Required as egg packaging centre and office for growing poultry business.

Please state the dimensions of the building

Length

12

metres

Height to eaves

2.1

metres

Breadth

6

metres

Height to ridge

5.25

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Oak beams clad with larch.

External colour

Brown (clad with larch)

Roof

Materials

External colour

Tiles

Dark red

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

72.0

Scale

Sq.metres

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

1000

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

I purchased the 9.1 acres in 2021 and have been growing a poultry business (eggs to restaurants) since 2022.

My kitchen (house not on land) is registered with the Food Standards Agency as an Egg Packaging Centre but I have outgrown this and desperately need something more professional to grow the business. I require an enclosed bay for egg packaging, other bays for equipment storage and a small room upstairs for office.

I have submitted accounts to my accountant and can demonstrate the viability of the business. I have a waiting list of restaurants but am unable to grow without an Egg Packaging Centre. I have looked into hiring a workshop but this is not feasible and it makes more sense to have on own land.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

It is an oak constructed barn so has direct agricultural purpose. Although more commonly used as garages, I believe an oak barn will be more attractive than a sheet metal structure and will last longer.

<https://oaktimberstructures.co.uk/oak-framed-garages/>

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

☒ Yes

☐ No

What is the height of the proposed development?

5.2

Metres

Is the proposed development within 3 kilometres of an aerodrome?

☐ Yes

☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Alexander Hudson

Date

24/11/2025