

CASE OFFICER'S REPORT

Application Reference:	PL/2025/08681
Application Type:	Prior Notification – Building

Site Address:	Upper Farm, Milston Drove, Durrington, Salisbury, SP4 8HU
Proposal:	Hay, Straw and Machinery Storage Building
Recommendation:	Prior Approval Not Required

PROPOSAL POLICIES:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO).

ISSUES:

The issues for consideration within this application are the Permitted Development Criteria and if the development would constitute permitted development; and then whether the proposed siting, design and external appearance of the proposed farm building, are acceptable and do not need prior approval from the Local Planning Authority.

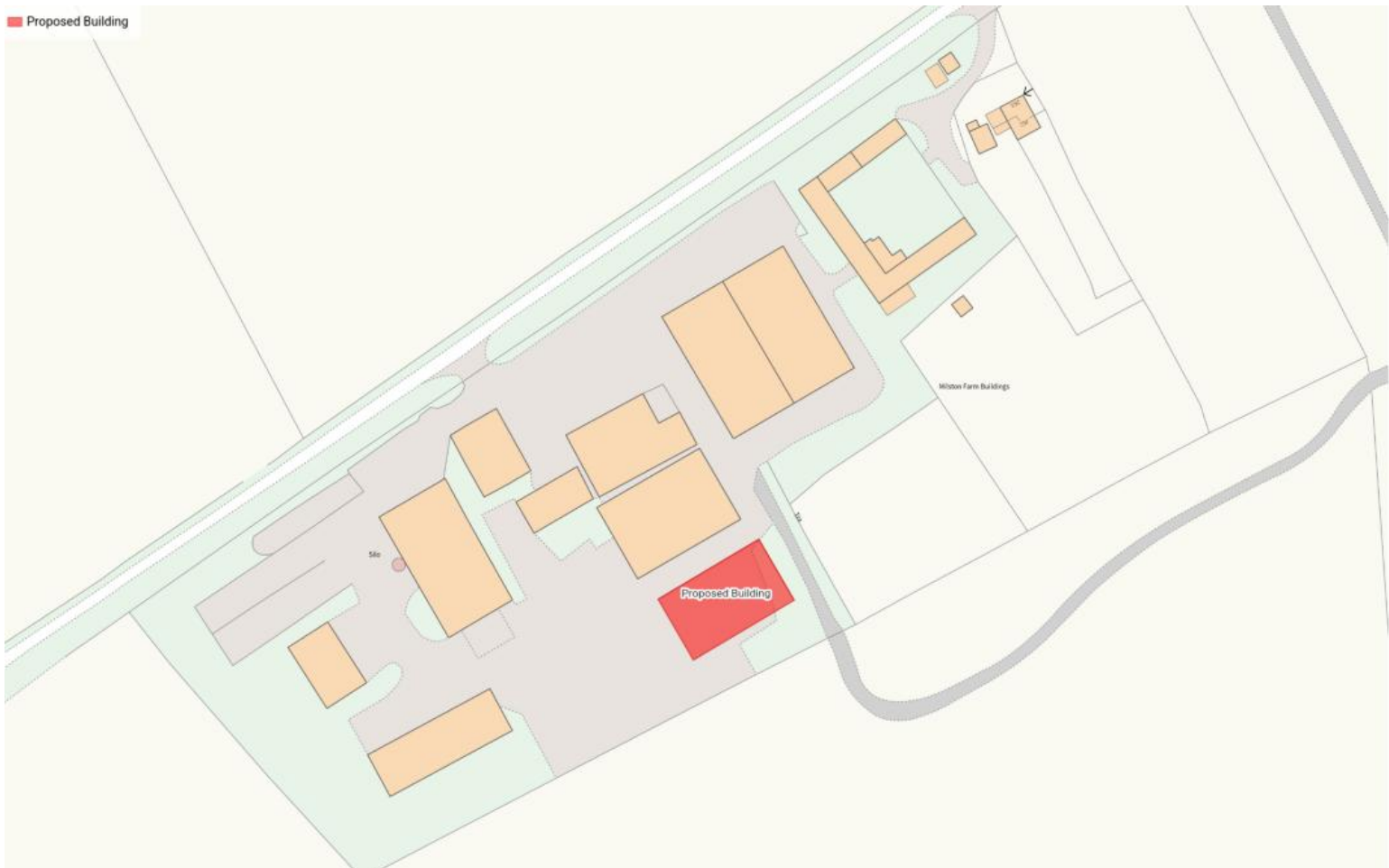
SITE AND ITS SURROUNDINGS:

The site lies in the designated countryside to the north east of Durrington which forms part of Amesbury Market Town as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It is also situated within the 6.4km recreational buffer of the Salisbury Plain Special Protection Area (SPA); is within the catchment of the River Avon Special Area for Conservation (SAC); and is within a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6.

The application form states that the site forms part of a wider 811 hectares (Ha) agricultural unit. Whilst an exact measurement of the identified site has not been provided the case officer has calculated the site to be approximately 3Ha in area. The site, known as Milston Farm Building includes several agricultural buildings and two dwellinghouses. Access is via Milston Drove, an access track that is also a public right of way (byway), which connects to Milston Road, a Class C highway.

THE PROPOSAL:

This is an application seeking to notify the Local Planning Authority about a proposed agricultural building that is to be erected on the site. The building will be used for the storage of hay, straw, and machinery in wintertime. It is proposed to measure 30.48 meters in length, 18.29 meters in width, with eaves at 6 meters and a ridge height of 8.93 meters. The structure will have a floor area of approximately 540 square meters and will be located within the wider agricultural unit of 811Ha within the site known as Milston Farm Buildings which is approximately 3Ha in size.



ASSESSMENT:

Need:

The proposed building is to be located on an existing farm holding that has been in agricultural/farming use for in excess of 100 years. It is intended for the storage of hay, straw, and machinery during the winter months. The need for additional hay and straw storage arises from an increase in cattle numbers in recent years, requiring a new building to accommodate the extra feed. The supporting letter confirms that existing buildings on the holding are unsuitable for this purpose, as they are not easily accessible by the machinery used to deliver hay and straw. The proposed building will also provide secure, weatherproof storage for machinery, preventing deterioration and damage. A new, higher-quality structure will ensure dry and secure conditions, which are essential for storing hay, straw, and equipment. The Council is satisfied that the building is required and will be used for agricultural purposes.

Permitted Development Criteria:

The applicant has confirmed that the agricultural unit within which the proposed building is to be located is a unit of approximately 811Ha in size. Therefore, the proposed development needs to be checked against the criteria of Class A of Part 6 of the GDPO, which allows for the erection, extension or alteration of buildings that are reasonably necessary for the purposes of agriculture within agricultural units of 5 hectares or more, subject to the following criteria:

Development would not be permitted under the following criteria:

- (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;***

Whilst the identified site is only approximately 3Ha in size, according to the application

form it is situated in the middle of the agricultural unit it is to serve which is 811Ha in size. This criterion is therefore satisfied.

- (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 agricultural unit has not been subject to any development under Class Q or S of Part 3 of the GPDO in the past 10 years. This criterion is therefore satisfied.

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

The proposals involve the erection of a new agricultural building which has been found to be necessary for the purposes of agriculture. The proposals do not involve the provision of, or works to a dwelling. This criterion is therefore satisfied.

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

Elevations of the proposed building have been provided. These show a building clearly designed for agricultural purposes. It is to be of an appropriate size, and is to be finished in materials that are suitable to meet agricultural needs. The proposals are also therefore considered to satisfy the requirements of this criterion.

- (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;***

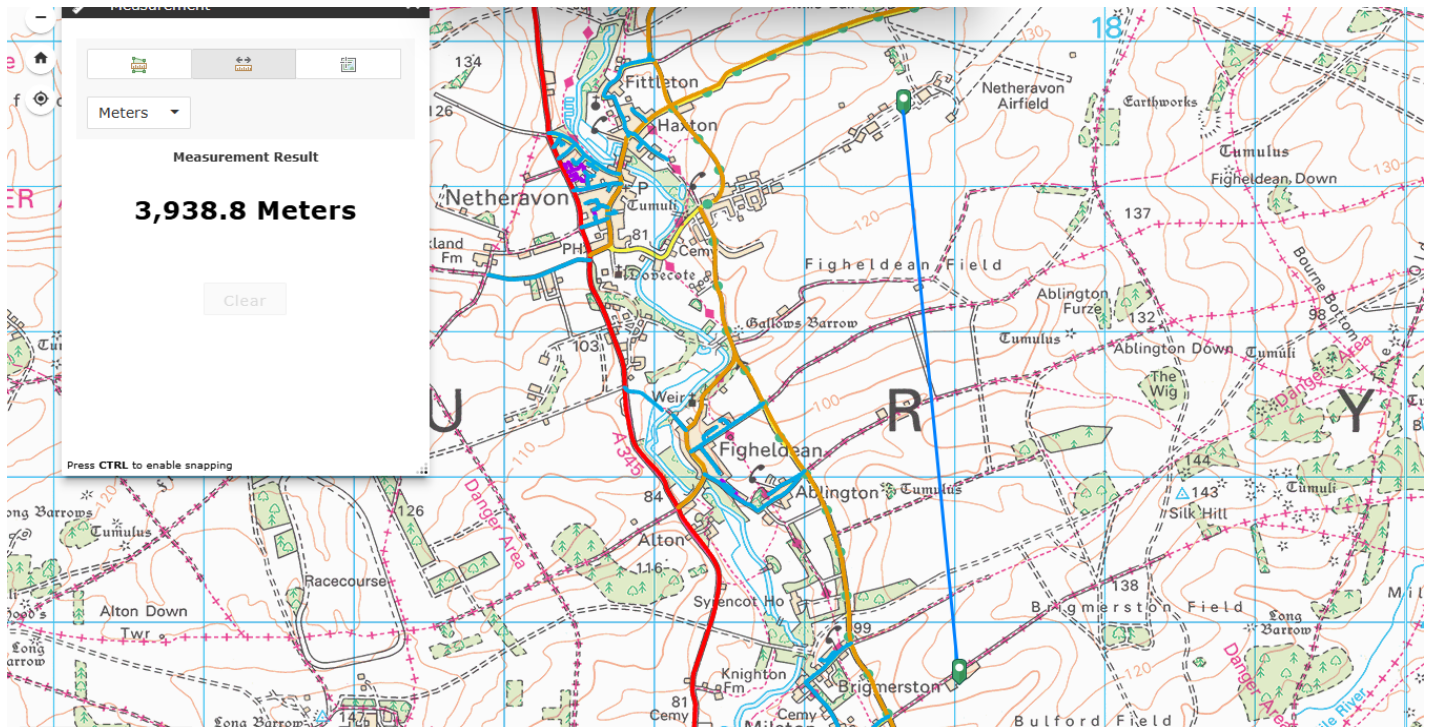
The proposed building is to measure approximately 30 x 18 meters in footprint, which equates to a floor area of 540m square. This criterion is therefore satisfied.

- (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 building height does exceed 3m but is not to be positioned within 3 kilometres of an aerodrome. The map below shows the distance between the proposed building and Netheravon Airfield. This being 3.94km. This criterion is therefore satisfied.

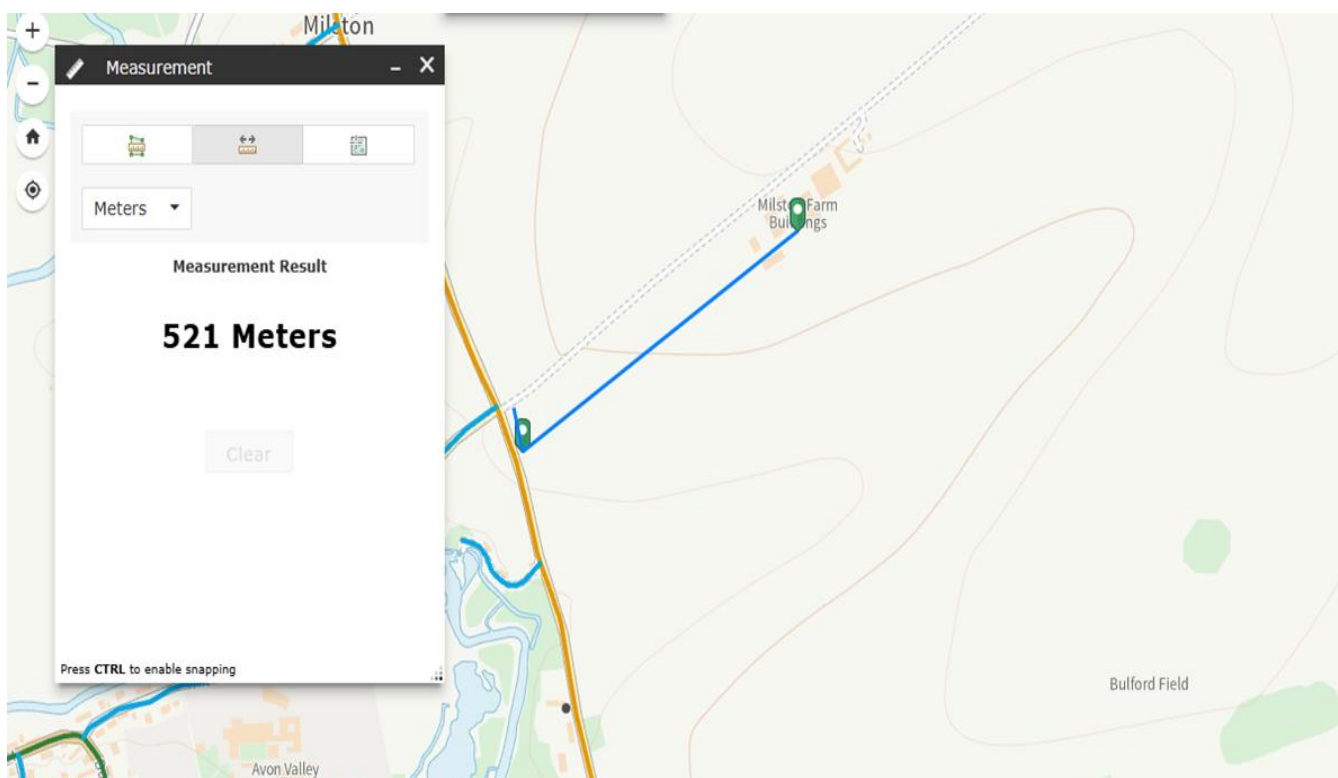
- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;***

The proposed building is to extend to a maximum height of 8.9 meters and will therefore comply with the height restriction identified in this criterion.



(h) any part of the development would be within 25 meters of a metalled part of a trunk road or classified road;

As is seen on the map below the area of the proposed development is in a remote location adjacent to an access track which is also a right of way. The site is 520 meters from the nearest classified road, Milston Road. This criterion is therefore met.



- (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 supporting documentation confirms that the building is to be used for the storage of hay, straw and machinery only. Furthermore, there are no protected buildings within 400 metres of the site. This criterion is therefore met.

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

The proposals do not involve works connected with a fish farm and therefore this criterion does not apply.

- (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; or**

The building does not involve the storage of fuel or waste from a biomass boiler or anaerobic digestion system and therefore this criterion does not apply.

- (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.**

There are no scheduled monuments on the site. The proposed building is not to be sited within the curtilage of a scheduled monument. The criterion is met.

Summary

The proposed development therefore complies with all of the criteria set out in Class A of Part 6 of the GPDO and is considered to be permitted development.

Siting & Design:

Once it is established that a new building is permitted development under Class A of Part 6 of the GPDO, the applicant must apply to the Local Planning Authority for confirmation that prior approval is not required. In such a situation the Council must assess whether the siting, design and external appearance of the building are appropriate in line with Conditions A.2 (2) (i) of Class A, Part 6 of the GPDO. This application has been submitted accordingly.

The site is immediately adjacent to a public right of way and is situated within a Special Landscape Area and so the building will be situated in a particularly sensitive part of the landscape that is prominent in the public domain.

The building will however be constructed of appropriate materials and of agrarian vernacular. Concrete panels and Yorkshire boarding are to be used in the construction of the building and it will be finished in a subdued grey colour. The building is proposed to be situated amongst other agricultural buildings, contained within in an existing farm yard, which is not to be extended to accommodate the new building. Whilst it is likely to be visible from the public realm along certain points of the adjacent right of way, any views will be well screened by the existing buildings within this farmyard and the building will be seen against a backdrop and

in the context of other buildings of similar design and size. It will not therefore look out of place in this rural landscape and is thus unlikely to result in any detriment to the setting of the special landscape area.

On consideration of the submitted details, it is deemed that the siting, design, scale and materials of the proposed building are appropriate for the site and rural landscape. The building is positioned so that there would be no unacceptable or significant adverse impact on residential amenities or the character and appearance of the area. There are limited views from public vantage points given the presence of other agricultural buildings on site.

The proposals are therefore considered to satisfy the criteria and requirements as set out in Class A of Part 6 of the GDPO; and prior approval of its design and siting is not considered to be required.

CONCLUSION

The proposed agricultural building, as described on the submitted application form; and as shown on the submitted plans received 31/10/2025, is considered to accord with the criteria of Part 6, Class A of the GDPO 2015 (as amended). It is also considered to be appropriately sited and designed so as to limit any implications for the character of the area or special landscape area. It is therefore considered that prior approval **will not be** required for the proposed development.

RECOMMENDATION:

Prior Approval Not Required