

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08909
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Whitefields Farm, Ogbourne St George, Marlborough, SN8 1TA
DEVELOPMENT DESCRIPTION:	Extend steel framed agricultural shed with a steel frame lean-to
RECOMMENDATION:	REFUSED

SITE DESCRIPTION/CONTEXT

The site comprises an isolated group of buildings which form a cohesive farmstead setting. The site lies to the north of Ogbourne St George and to the west of the highway where a long access track leads to the farm. Set within a rural area, the site is surrounded by open agricultural fields with native hedgerow boundaries.

PROPOSAL

The proposal is for a small, rectangular extension set on the south-eastern corner of an existing barn. The extension would be approximately 20m long by 6m wide with eaves up to 4m and ridge to 4m. The elevations would be vertical timber boarding with box profile metal sheet roofing. The extension would provide for additional covered facilities for animal handling and for some manure storage.

RELEVANT PLANNING HISTORY

Proposal / Summary
E/11/0167/AGD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Granted Date: 31/3/2011 – Erection of 2 no. buildings.
E/2012/0305/FUL - Full planning permission Decision - Approve with Conditions Date: 25/4/2012 – Extension to grain store
K/59938/F - Full planning permission Decision - Refused Date: 5/2/2009 – Two storey side extensions and detached garage
14/11633/SCR - Screening Opinion - TCPA EIA 2006 – Request for joint EIA Screening Opinion for the Axford and Ogbourne Licence Reduction Scheme of a 18.2 km pipeline between Blunsdon Reservoir and Whitefield Reservoirs with the installation of a Booster Pumping Station at Dorcan and the installation of ab
18/02544/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Granted Date: 10/4/2018 – Erection of new building and creation of two lean-to buildings to provide extended space for machinery and agri storage.
19/04544/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Granted Date: 17/5/2019 – Erection of agricultural building.
PL/2022/09631 - Non-Material Amendment Decision - Refuse Date: 20/1/2023 – NMA Application relating to PL/2022/09631 (Conversion of existing barn to form single dwellinghouse with

associated landscaping, parking and private amenity space) to make minor window changes to make full use of the views to the west.

PL/2024/04870 - Prior approval Part 14 Class J: Installation or alteration etc of solar equipment on non-domestic premises Decision - Prior Approval Not Required Date: 2/8/2024 – Installation of 424 JA Solar 595 Watt panels on the east and west elevations of barn roofs, with a total capacity of 200 kW AC. The panels will be connected to Solis Inverters, covering a total area of approximately 1340 square meters over four of barn ro

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RELEVANT LEGISLATION, POLICY AND GUIDANCE

This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, conditions, and provisions set out within the relevant Classes of permitted development.

Under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), certain types of agricultural development may be permitted, including:

- The erection, extension, or alteration of a building;
- The formation or alteration of a private way;
- Excavations or the deposit of waste material (where the relevant area exceeds 0.5 hectares);
- The placing or assembly of a tank in any waters.

Where such development is proposed, the developer is required to apply to the local planning authority for a determination as to whether prior approval is needed. This prior approval process is limited in scope and relates only to the following matters:

- 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;
- The siting and appearance of the tank.

ASSESSMENT

Does the Proposal Qualify as Permitted Development?

Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development does not qualify as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and planning permission would be required for the proposed works

It is noted that the site has benefitted from additional buildings via Agricultural Prior Notification applications, as listed in a preceding section of this report. These additions were considered previously considered acceptable and albeit within 90m of the proposed extension, were granted

permission more than 2 years from the date of this current proposal. It is also noted that one of the preceding applications also included a very similar extension to the one subject of this current proposal.

However, the submitted information accompanying this proposal states that the structure would be used for an animal handling facility and manure store. The site is within 400m of protected buildings to the east of the site and these properties are un-associated residential dwellings. Therefore, the proposal therefore fails to satisfy Schedule 2, Part 6, Class A.1 (i) and as such, full planning permission would be required.

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 fails to comply with the criteria for permitted development, and therefore fails the scope of Schedule 2, Part 6, Class A.

RECOMMENDATION:
REFUSED

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

	Permitted Development	Yes / No
A	Does the proposal involve the carrying out, on agricultural land forming part of an agricultural unit of 5 hectares or more, of either: (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?	Yes The proposed works comprise an extension to an existing building and therefore comply with (a)
Criteria (A.1) – Development not permitted by Class A:		
(a)	Is the development proposed to be carried out on a separate parcel of land forming part of the agricultural unit that is less than 1 hectare in area?	No
(b)	Would the development consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or Class S of Part 3 (changes of use) has been carried out within the last 10 years?	No
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No
(e)(i)	Would the ground area covered by any works or structures (excluding fences) for accommodating livestock or plant/machinery arising from engineering operations exceed 1,000 square metres?	No
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No
(f)	Is any part of the proposed building, structure, or works within 3 kilometres of the perimeter of an aerodrome and would exceed 3 metres in height?	No

(g)	Is any part of the proposed building, structure, or works not within 3 kilometres of an aerodrome and would exceed 12 metres in height?	No
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No
(i)	Would the development consist of, or include, the erection or construction of, or works to, a building, structure, or excavation used or intended for the accommodation of livestock or storage of slurry/sewage sludge, and be within 400 metres of the curtilage of a protected building?	YES – see Officer Assessment
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No
(k)(i)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system be used for storing waste not produced by that system or fuel not produced on land within the unit and be within 400 metres of the curtilage of a protected building?	No
(k)(ii)	Would any building for storing fuel for or waste from a biomass boiler or anaerobic digestion system and be within 400 metres of the curtilage of a protected building?	No
(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?	No