

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08972
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Cheeseley Hill Farm, Cheeseley Hill, Grittenham, Chippenham, SN15 4JX
DEVELOPMENT DESCRIPTION:	Proposed portal framed building to be used to store hay / haylage, located within the existing farm complex
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

Cheesley Hill Farm is situated on the eastern side of Cheesley Hill, with the wider farm extending in all directions; north, south, east, and west. The farm's primary activity is the production of hay, including growing, harvesting, and baling. In addition to this, some income is generated through the storage of caravans and boats within several of the portal frame buildings, while another building is partially used for storing farm machinery.

The farm complex consists mainly of portal frame buildings, alongside a small number of traditional timber and brick structures. A slurry lagoon is located at the northeast corner of the farmstead, which was granted planning permission under reference 17/11245/FUL on 26 January 2018.

The holding comprises both owned and contract-farmed grassland. Contract-farmed land is primarily located at Whitehill Lane and Breach Lane, Royal Wootton Bassett, approximately one mile from the Site. In total, the farmed area extends to 512 hectares (66.8 hectares owned and 445.2 hectares under long-term tenancy or contract farming arrangements).

PROPOSAL

The proposal seeks to erect a new hay and haylage storage building within the existing farm complex, positioned adjacent to other portal frame structures currently used for storing hay and straw. At present, haylage is stored externally, and the new building is required to accommodate increased production resulting from the expansion of land under ownership and long-term tenancy or contract farming.

The proposed building will have a gross floor area of approximately 1,250 sq.m. and will be constructed using materials and finishes that match the existing portal frame buildings on the Site, ensuring visual consistency. Due to the natural fall in ground levels from west to east, the building's eaves and ridge heights will be slightly lower than those of the adjacent structures.

RELEVANT PLANNING HISTORY

Proposal / Summary

N/01/01666/COU - Full planning permission Decision - Refused Date: 26/9/2001 – USE OF BUILDING AND LAND FOR CARAVAN STORAGE
N/93/00806/FUL - Full planning permission Decision - Approved Date: 5/7/1993 – CHANGE OF USE OF BARN TO FORM DWELLING (RENEWAL OF N/88/2390/F) USE BARN AS DWELLING (RENEWAL)
N/01/00505/AGN - Agricultural & Forestry - Detailed matters Decision - Approved Date: 2/4/2001 – EXTENSIONS TO AGRICULTURAL BUILDING
N/10/01171/AGN - Agricultural & Forestry - Detailed matters Decision - DTNR- further details not required Date: 28/4/2010 – Erection of Agricultural Storage Building
N/95/01469/FUL - Full planning permission Decision - Withdrawn Date: 2/10/1995 – CHANGE OF USE OF AGRICULTURAL BUILDINGS TO USE FOR STORAGE OF CARAVANS AND BOATS STORAGE OF CARAVANS AND BOATS
14/11773/FUL - Full planning permission Decision - Approve with Conditions Date: 13/2/2015 – Demolition of Existing Agricultural Building & Erection of Replacement Portal Framed Agricultural Building
N/00/00079/FUL - Full planning permission Decision - Refused Date: 22/3/2000 – PROPOSED ERECTION OF AGRICULTURAL STORAGE BUILDING
N/11/00500/AGN - Agricultural & Forestry - Detailed matters Decision - DTNR- further details not required Date: 13/3/2011 – Erection of an Agricultural Building
N/99/02312/DOC - Approval of details reserved by a condition Decision - Unknown Date: 6/10/1999 – SUBMISSION OF DETAILS PURSUANT TO CONDITION 1 OF PERMISSION N.98.1271.F - DETAILS OF LANDSCAPING
N/91/01694/FUL - Full planning permission Decision - Unknown Date: 6/4/1991 – USE OF LAND FOR DISPOSAL OF WASTE MATERIAL TO CREATE NEW LAND FORM
N/98/01271/FUL - Full planning permission Decision - Refused Date: 24/8/1998 – CHANGE OF USE OF AGRICULTURAL BUILDINGS AND LAND TO USE FOR STORAGE OF CARAVANS AND BOATS USE LAND FOR CARAVANS/BOATS
N/97/00410/FUL - Full planning permission Decision - Unknown Date: 21/4/1997 – CHANGE OF USE OF AGRICULTURAL BUILDING TO USE FOR THE STORAGE OF CARAVANS AND BOATS USE AS STORAGE/CARAVANS/BOATS
N/93/00752/FUL - Full planning permission Decision - Approved Date: 16/6/1993 – ERECTION OF AGRICULTURAL BUILDING AGRICULTURAL BUILDING
17/11245/FUL - Full planning permission Decision - Approve with Conditions Date: 26/1/2018 – Proposed excavation of soil to create a slurry lagoon capable of holding approximately 3000cu.m. of washings. Use of the excavated material to create earth bunds around the slurry lagoon and to grade the ground level toward the farm. The erection of perim
20/02576/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 1/4/2020 – Proposed portal framed building for machinery store and hay/haylage store
19/00748/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 15/2/2019 – Proposed portal framed building to be used as machinery store
PL/2022/08586 - Full planning permission Decision - Approve with Conditions Date: 10/8/2023 – Erection of a muck store and the construction of a farm-track, the extension of an existing yard, and associated planting
PL/2022/05543 - Full planning permission Decision - Approve with Conditions Date: 6/3/2023 – Change of use from agriculture to ancillary domestic building (Class C3)

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 qualifies 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 the assessment may now proceed to consider the siting, design, and external appearance of the development as required by the GPDO.

Is Prior Approval Required?

The proposed development comprises the erection of a hay and haylage storage building within the existing farm complex at Cheesley Hill Farm. The building is positioned adjacent to other portal frame structures currently used for storing hay and straw, ensuring it is appropriately located in relation to existing agricultural operations.

Siting:

The building is sited within the established farmstead, away from sensitive ecological or heritage areas, and well-integrated with the existing layout. It is not within 25 metres of a trunk or classified road and does not affect public rights of way. Views from public vantage points are limited due to mature boundary hedgerows, which provide effective screening.

Design and External Appearance:

The building will have a floor area of approximately 1,250 sq.m. and will be constructed using materials and finishes that match the existing portal frame buildings on site. Its height will be slightly

lower than adjacent structures due to the natural fall in ground levels, ensuring the design is functional, proportionate, and sympathetic to the rural setting. No urbanising features are proposed.

Visual Impact:

Given the screening provided by hedgerows and the absence of nearby residential properties or footways, the visual impact from public viewpoints will be minimal. The proposal maintains the agricultural character of the site and avoids unnecessary bulk.

Access and Construction:

No new private way is proposed, and the development will not involve significant excavation or deposits beyond what is necessary for foundations. Construction methods will be appropriate for the terrain and will minimise disruption.

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 is NOT required.

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 documentation, 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. Following assessment, it is determined that prior approval is not required in relation to the siting, design, external appearance of the development.

Having considered the relevant matters, it is further concluded that:

Prior approval is granted, subject to the development being carried out in accordance with the submitted details and any conditions set out in this report.

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
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?	Does not apply
(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?	No
(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