

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09590
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Ash Hill Farm, Naish Hill, Lacock, Chippenham, SN15 2QL
DEVELOPMENT DESCRIPTION:	A steel portal framed general purpose agricultural building
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

The application site is located in an upland, rural area and comprises an isolated group of buildings which form a cohesive farmstead setting. The site lies approximately 2km east of the village of Lacock and north of Bowden Hill with its far-reaching views across the open countryside. The site is accessed by way of a private track, approximately 200m long which leads to the main fields of the farm.

PROPOSAL

The proposal is for a general purpose agricultural building with the dimensions stated as 18m wide, 22m deep with eaves at 7m and overall ridge height of 9m. The elevations would comprise of concrete base panels with box profile cladding above coloured Merling Grey. The roof would be constructed of P6 fibre panels in anthracite grey.

The submission states that the building is for dry storage of grain, straw, animal feed and bedding which is currently being stored in old, open sided buildings and cattle sheds. These sundries support the farms livestock enterprise.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/89/03444/FUL - Full planning permission Decision - Approved Date: 16/1/1990 – ERECTION OF AGRICULTURAL LIVESTOCK BUILDING

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 building is appropriately located in relation to existing agricultural operations of the farmstead and adjacent to the private access track leading to the main farm buildings. There are no public highways adjacent to the site and albeit there is bridleway to the east of the site, ref: DHST79, this is in excess of 130m at the nearest point and the building would be seen in context with the existing built of the farmstead, being within 40m of the main cluster of buildings. Whilst being in an upland area, the site is relatively discrete from public vantage points and any longer views would only provide views of the top of the building, where it would be seen in context with the main farm setting and its existing built form.

The design is functional and proportionate to its intended agricultural use, avoiding unnecessary bulk or urbanising features with the materials and finishes sympathetic to the rural setting and consistent with agricultural character.

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.

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?	No
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No – the building would be 396sqm
(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