

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09538
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Crofton Farm, Crofton, Marlborough, SN8 3DW
DEVELOPMENT DESCRIPTION:	Agricultural storage building
RECOMMENDATION:	Prior Approval is NOT required.

SITE DESCRIPTION/CONTEXT

The application site relates to the agricultural holding of Crofton Farm, situated within the small settlement of Crofton. At present, the site is occupied by an existing building and five grain silos. It is surrounded by agricultural fields within the same holding, with agricultural buildings in the vicinity to the west, north and east and one residential dwelling approximately 38 metres to the east. The site is accessed off an unclassified road to the northeast. According to OS mapping data, this road is also identified as a roman road.

The application site is washed over by the North Wessex Downs National Landscape (or Area of Outstanding Natural Beauty [AONB]). The site generally has flat topography, with the surrounding land to the west ascending in a gentle slope. The site is in Flood Zone 1. It has negligible risk of pluvial flooding. However, it is at risk of groundwater flooding to both surface and subsurface assets.

The site is not subject to any ecological or heritage designations.

PROPOSAL

The application seeks to determine whether prior approval is required for the erection of an agricultural building under Schedule 2, Part 6 of the Town and Country Planning (general Permitted Development) (England) Order 2015 (as amended). Based on the submitted details, the proposal includes an agricultural building with a footprint of 450 sqm, and the height to the eaves at 6.2 metres and the total height to the ridge of 8.4 metres. The proposed external materials are olive green profile steel clad walls and natural fibre cement roof sheets. The submitted planning statement confirms that the proposed agricultural building would replace the existing building and 5 grain silos on-site.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/55157/F - Full planning permission Decision - Approve with Conditions Date: 15/11/2006 – Erection of new youngstock/dry cow building
K/43680 – Full planning permission Decision – Approve with Conditions Date: 28/08/2002 – Erection of new cattle building
K/31844 – Full planning permission Decision – Approve with Conditions Date: 18/09/1995 – The erection of a dutch barn, salvaged from Manor Farm, Great Bedwyn.
16/10145/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 7/11/2016 – Construction of metal demountable tank for storing bio -fertiliser.

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 an agricultural building at an existing agricultural holding at Crofton Farm. The building would be positioned adjacent to other existing agricultural buildings within the farmstead, replacing an existing building and 5 grain silos.

The proposal has been assessed with regards to its siting, design and external appearance. The proposed agricultural building would be sited within the established farmstead. Particularly as it would replace existing buildings, it is considered to be well-integrated within the existing layout. From various public viewpoints, the proposed agricultural building would be seen in context with the farmstead. The proposed scale, form and external materials are considered in keeping with the agricultural character and rural setting, as well as other existing buildings within the farmstead. The proposed agricultural building would be used for the storage of grains and farm machinery and the proposed siting would allow functional use.

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, the submitted planning statement confirms that the proposal seeks for the erection of an agricultural building within land actively used for farming purposes. The submitted application form confirms the proposed agricultural building is necessary for the storage of grain and farm machinery.
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, the submitted plans indicate that the proposed agricultural building would be within land which forms part of the agricultural unit that has a total area of 202 hectares.
(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 - Based on the Council's records, there are no development under Class Q or S of Part 3 of this Schedule which has been carried out within the agricultural holding. This criterion is therefore satisfied.
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No - The proposal is for the erection of an agricultural building which has 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)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No – The proposed agricultural building will be finished with olive green steel profile cladding and fibre cement roof sheets. It would extend to 30 metres x 15 metres, with a total area of approximately 450 sqm. It would measure 6.2 metres to the eaves and approximately 8.4 metres to the ridge. The submitted details state that the agricultural building is required for the storage of grain and farm machinery. It is therefore considered that the proposed agricultural building is designed for agricultural purposes, and this criterion is satisfied.

(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 - Based on the submitted details, the total ground area occupied by the proposed agricultural building would measure approximately 450 sqm and would be used for the storage of grains and farm machinery. The submitted planning statement confirms that this proposed location already is occupied by existing hardstanding, with an existing building and 5 grain silos which the proposed agricultural barn would replace.
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No – As above.
(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 – the application site is not within 3 kilometres of the perimeter of an aerodrome.
(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 – The total height of the proposed agricultural building as per the plans would be approximately 8.4 metres.
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No – The closest classified road lies approximately 26 metres to the northwest of the proposed location.
(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 – Whilst the proposed agricultural building is within 400 metres of the curtilage of a protected building, it is proposed for the storage of grains and farm machinery. This criterion therefore does not apply.
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No - The proposals do not involve works connected with a fish farm and therefore this criterion does not apply
(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 – The proposed agricultural building is proposed for the purposes of storing grains and farm machinery. This criterion therefore does not apply.
(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 – As above.
(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 – The proposed location is not within the curtilage of a scheduled monument.