

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09315
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land at The Stables, Westbrook Road , SN15 2EB
DEVELOPMENT DESCRIPTION:	Erection of general-purpose agricultural storage building, laying of farmyard and farm track
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

The site comprises part of small agricultural holding which in total, extends to approximately 14.3Ha. The land parcel that is the subject of this application, lies on the northern side of Westbrook Road, Bromham, and is accessed directly from the highway. The elongated site comprises open grassed fields with an existing section of farm track on the eastern side.

It is pertinent to note that this site was once part of an equestrian holding which lies to the west of the site and which is now in separate ownership. The land is now associated with a separate holding of land, as identified within the submitted documentation. This particular parcel of land was recently granted permission to revert back to agricultural land. The conditions appended to that Decision Notice were standard conditions stipulating that the development be carried out within three years, be in accordance with the location plan and be used for agricultural purposes only.

PROPOSAL

The proposal comprises the erection of an agricultural storage building with a steel portal frame with olive-green steel, box section elevations and fibre cement roof. Two roller shutter doors are proposed. A section of hard standing is proposed on the northern side elevation with a small section of additional farm track joining the existing section of farm track.

The building would measure 18.2m by 18.2m, with an eaves height of 5.4m and overall ridge height of 7.4m, and will provide for storage of farm equipment and other agricultural sundries. The yard and track would be of a standard agricultural construction with compacted stone base and road planning top providing for a permeable finish.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2025/01526 - Full planning permission Decision - Approve with Conditions Date: 11/4/2025 – Change of Use from Equestrian to Agriculture
PL/2025/05608 - Full planning permission Decision - Approve with Conditions Date: 6/10/2025 – Change of use of land from equestrian to agricultural - resubmission of PL/2025/01526

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

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 would be located some 120m from Westbrook Road and firmly within the open agricultural land associated with the use of the site. There is a public right of way to the west of the site, BROM14, but this is no closer to the site than Westbrook Road. Whilst there are no buildings on the site at present, such buildings are not considered out of character with open, agricultural land and there are other sites nearby with buildings which are more visually dominant within the landscape and public realm.

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. The placement of the yard area and track are logical positions and considered efficient for agricultural access, avoiding hedgerow boundaries and would minimise disruption to the overall site.

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 – across two parcels of land, extending to 14.3Ha
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?	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