

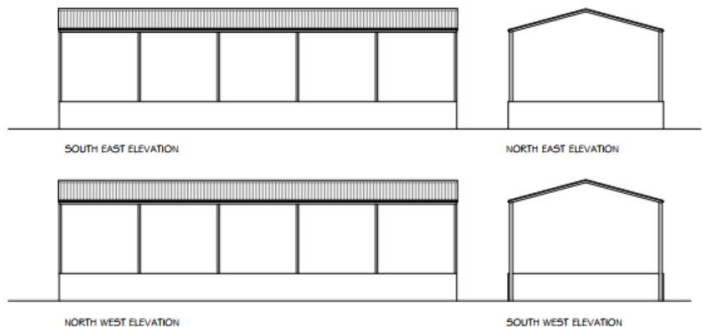
APPLICATION FOR PRIOR APPROVAL - AGRICULTURAL DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09854
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	West Dunley Farm, Grittleton, Chippenham, SN14 6PY
DEVELOPMENT DESCRIPTION:	Creation of a covered silage store
RECOMMENDATION:	Prior Approval Not Required

PROPOSAL

Prior Approval is sought under Part 6 to Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the creation of a covered silage store at an existing farmyard. The intended use for the silage store.

The proposed covered silage store is proposed in the NE corner of the farmyard, located adjacent to existing farm buildings. The silage store is rectangular in shape and is proposed to measure approx. 29m in length and 11.3m in width (with a total floor area of approx. 344 square metres), with a ridge height of approx. 8.8m, sloping to approx. 7.3m at the eaves. The silage store is proposed to be an open sided dual pitched structure, with grey cement fibre sheets to the roof and mixed concrete panels, blocks and sleepers to the side elevations.



This submission is not seeking express planning permission; that permission already being granted under Part 6 to Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

SITE DESCRIPTION/CONTEXT

The application site is part of an existing farmyard at West Dunley Farm in Grittleton, approximately 14 miles from Chippenham. The site is accessed either via an access track to the west off Alderton Road or via Fosse Way to the east and consists of multiple large agricultural buildings. The new building would be positioned between two of those existing buildings.

The wider location is predominantly rural, being open fields. A wooded area and a small cluster of residential properties are situated to the east, while Gauze Brook flows along the southern boundary. A public right of way (GRIT5) runs parallel to the access track, to the south of the existing farmyard.

RELEVANT PLANNING HISTORY

Proposal / Summary
16/09974/APD – Prior notification: Building – Portal Framed Agricultural 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

Is the development permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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). 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 a covered silage store within an established and operational farmyard. The siting of the structure is closely associated with existing agricultural buildings and infrastructure, thereby reinforcing the nature of the farmstead.

The site is set within open countryside, but is located within the Cotswold National Landscape. Although the site lies within this designation, the proposal is agricultural in nature and sited alongside existing agricultural buildings within an existing farmstead. The scale, form and appearance of the structure are typical of rural agricultural development and are not considered to introduce an incongruous or visually intrusive feature into the wider landscape. Its location on the edge of the existing farmyard avoids encroachment into the wider open countryside and does not result in the expansion of built form beyond the established farm complex. Given the siting, limited height and agricultural materials proposed, the development would not appear visually intrusive in the landscape, nor would it detract from the scenic beauty or special qualities of the National Landscape.

The proposed silage store would be sited within the confines of the existing farmyard and at a separation distance of approximately 91 metres from the nearest public right of way (GRIT5), which is located to the south of the existing farmyard. The additional built form would not physically encroach upon the public right of way, nor would it affect its accessibility, continued use or interrupt views available to users of the route, and is therefore acceptable in respect of public rights of way.

Additionally, the proposed silage store would be located at a sufficient separation distance from the nearest residential properties, which is considered to not give rise to unacceptable impacts on residential amenity.

In terms of the design and external appearance, the covered silage store is a typical functional agricultural building constructed using acceptable materials, ensuring that the development is sympathetic both within the existing setting of the farmstead and the wider surrounding area, including the Cotswold National Landscape. It is considered that the proposal would not adversely impact the character of the wider rural setting, and it is therefore considered that prior approval of matters of siting, design and external appearance are not 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 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
(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