

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00149
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Ashcombe House, Salisbury, Wiltshire, SP5 5QG (For Barn 1) & Ashgrove Farm, Higher Ashgrove, Ashmore, Salisbury, Wiltshire, SP5 5AW (For Barn 2)
DEVELOPMENT DESCRIPTION:	2 new agricultural storage barns.
RECOMMENDATION:	That Prior Approval is NOT required

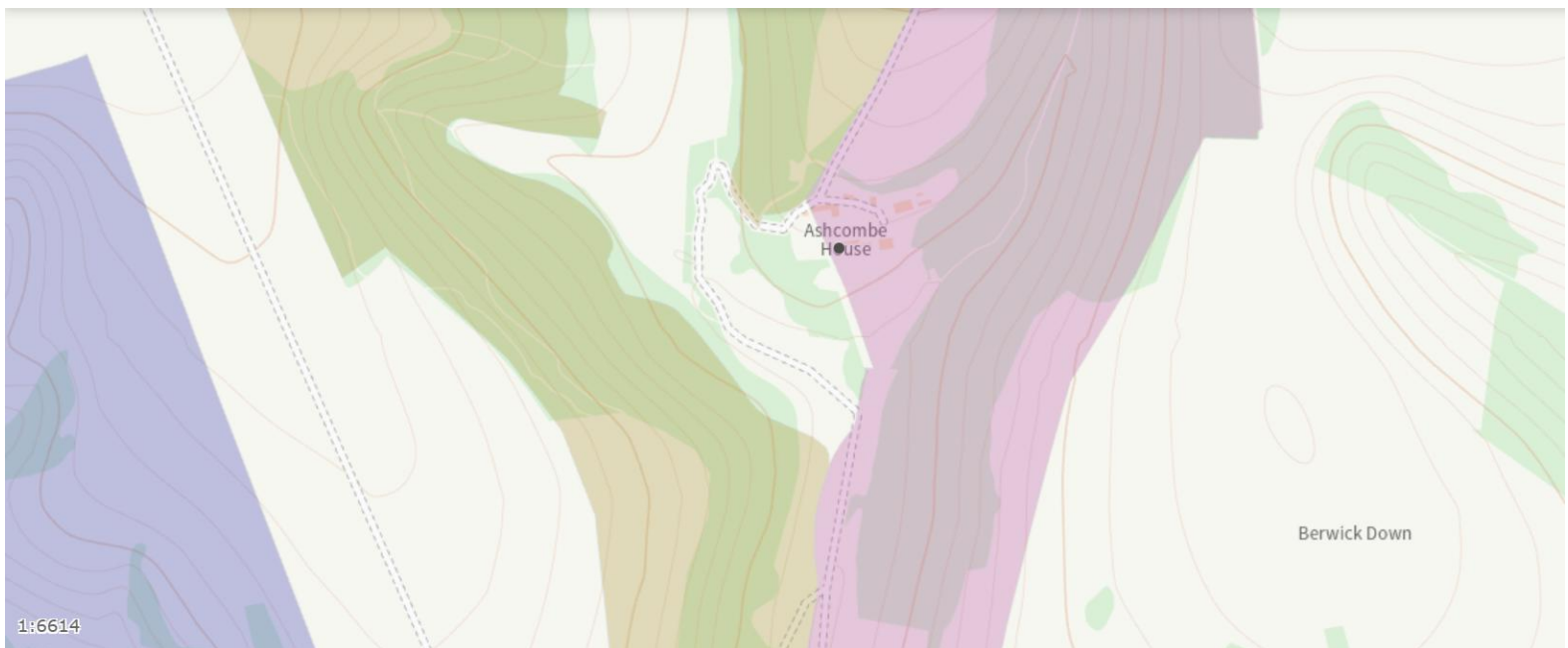
SITE DESCRIPTION/CONTEXT

The application site consists of Ashcombe House, an 18th century Grade II listed building and the surrounding estate. The applicant has had several planning applications and permissions over the years.

Donhead Hollow to the west is a Class B highway and Roman road. TROY 1 is a restricted byway which traverses the estate, along the existing trackway. Troy 19 and 20 are footpaths to the east of the valley on ridgelines, more than 670m to the east of the middle lake (and beyond the sporting lake approved under S/2009/0007). In 2020, the LPA gave consent for 4 temporary cabins around Ashgrove Lake and a Safari Hut to supplement the shoot accommodation and to be removed after a period of 2 years.

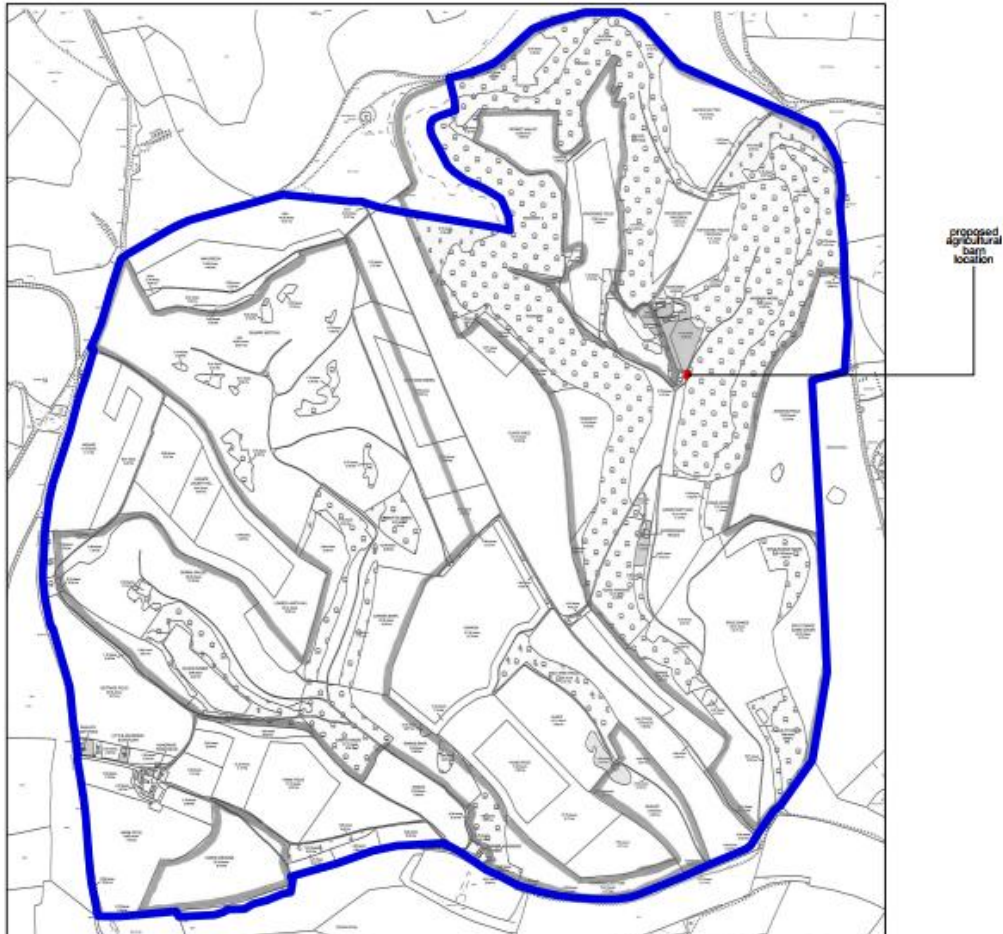
The site is within the National Landscape (Area of Outstanding Natural Beauty) and outside any settlement boundary.

The land is also a mixture of Grade 3 agricultural land. The proposed agricultural building is located in an area designated as a broadleaved woodland/Calcareous grassland with steep sides.



PROPOSAL

This application seeks to determine whether prior approval is required to erect a new agricultural building within Aschombe Estate measuring approximately 15 metres in length, 6.4 metres high to the ridge and 4 metres to the eaves and 31 metres in breadth. The application form has stated that the proposed development is reasonably necessary for the purposes of agriculture.



RELEVANT PLANNING HISTORY

Reference	Proposal / Summary	
S/1993/0638	CHANGE OF USE FROM AGRICULTURAL BARN TO STABLING FOR HORSES WITH EXTENSION TO PROVIDE NECESSARY FACILITIES	Approve with Conditions
S/2002/1639	GATES DEER FENCING LOG STORE (RETROSPECTIVE)	Approve with Conditions
S/2006/0714	AGRICULTURAL BARN WITHIN EXISTING FARMYARD	Approve with Conditions
S/2010/0887	CONVERSION OF EXISTING FARM COURTYARD AND BUILDINGS TO MICRO BREWERY	Approve with Conditions
S/2012/1329	Shoot Facilities and accommodation for visiting guns and beaters for Ashgrove Farmstead, with upgraded barn, new link building & re-routed keeper's track.	Approve with Conditions
18/00389/FUL	Amendment to previously granted planning consent (reference number S/2012/1329/FULL). Amended proposal for the replacement of an existing dilapidated barn on the West of the yard with a traditionally detailed barn on the same footprint, now to also include	Approve with Conditions
18/11544/FUL	Shoot Facilities and accommodation for visiting guns and beaters for Ashgrove Farmstead (revision to previously consented scheme - S/2012/1329/FUL)	Approve with Conditions
20/02491/FUL	Partial demolition of semi derelict barn. Create new brewery store and bottle store to support the growing Brewery business. Decorative bottle store utilises remains of stone quoined cob and rubble stone barn end	Approve with Conditions
20/04702/FUL	Application for permission for 4 temporary cabins around Ashgrove Lake and a Safari Hut to supplement the shoot accommodation and to be removed after a period of 2 years.	Approve with Conditions
PL/2021/06024	Addition of further dormer hayloft window opening and amend barn end door opening configuration.	Approve with Conditions
PL/2023/00941	Removal of modern barn and installation of 6 guest cabins and 3 staff cabins within the landscaped farmyard	Approve with Conditions
PL/2023/07591	Discharge of condition 3 of PL/2023/00941. (Removal of modern barn and installation of 6 guest cabins and 3 staff cabins within the landscaped farmyard)	Approve with Conditions
PL/2024/10181	Conversion of top floor of modern barn into supplementary shoot bedrooms	Approve with Conditions
PL/2025/04992	Conversion of Ground Floor of Barn into Supplementary Shoot Bedrooms with minor external alterations	Approve with Conditions
PL/2025/07723	Variation of condition 1 of 20/04702/FUL to extend the period the approved cabins are on site by 2 years.	Approve with Conditions

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:

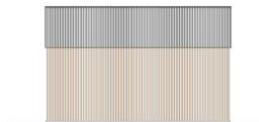
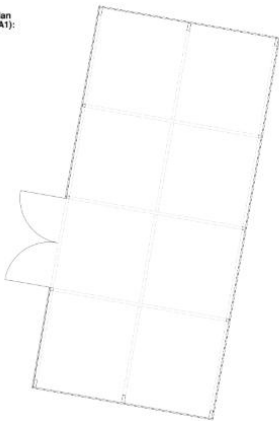
- The siting, design, and external appearance of the building.

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.

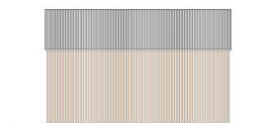
Ground Floor Plan
(Scale 1:100 @ A1):



North Facing Elevation (Scale 1:100 @ A1):



West Facing Elevation (Scale 1:100 @ A1):



South Facing Elevation (Scale 1:100 @ A1):



East Facing Elevation (Scale 1:100 @ A1):



Is Prior Approval Required?

This prior approval application proposes the erection of a new agricultural building measuring approximately 15 metres in length, 6.4 metres high to the ridge and 4 metres to the eaves and 31 metres in breadth. The application form has stated that the land on which the proposed development would be located has been in use for agriculture for the purposes of a trade or business for 25 years, and that the proposed development is reasonably necessary for the purposes of agriculture with the proposed use of the agricultural barn being for the storage of agricultural farm machinery. The agricultural barn is proposed to be built on a block plinth with timber cladding to the walls and a green painted metal sheet pitched roof.

The siting, design, and external appearance of the building:

- The proposed agricultural building is appropriately located in relation to existing agricultural operations and landscape features.
- The access to the proposed barn utilises an existing access track.
- The design is functional and proportionate to its intended agricultural use, avoiding unnecessary bulk or urbanising features.
- Materials and finishes are sympathetic to the rural setting and consistent with agricultural character.

CONCLUSION

Prior Approval 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 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 application form has noted that the entire agricultural unit measures approximately 445 hectares. The land on which the proposed development would be located has been in use for agriculture for the purposes of a trade or business for 25 years. The proposed agricultural barn is for the storage of agricultural 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.
(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. The application is regarding the erection of 1 agricultural barn.
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No. The land on which the proposed development would be located has been in use for agriculture for the purposes of a trade or business for 25 years. The proposed agricultural barn is for the storage of agricultural farm machinery and has been designed in a simple agricultural character.
(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. The barn measures approximately 15x 31 metres. This is a total of approximately 465 square metres.
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No. See dimensions 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.
(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.