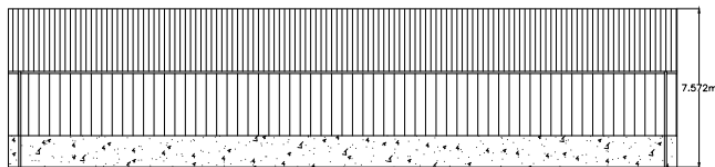


APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

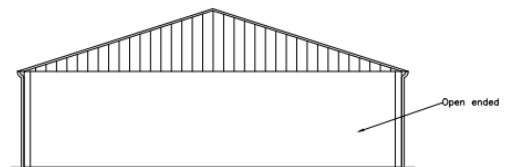
APPLICATION REFERENCE:	PL/2026/00529
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Manor Farm, Langley Burrell, Chippenham, SN15 4LL
DEVELOPMENT DESCRIPTION:	Agricultural portal frame building
RECOMMENDATION:	Prior Approval is NOT required

PROPOSAL

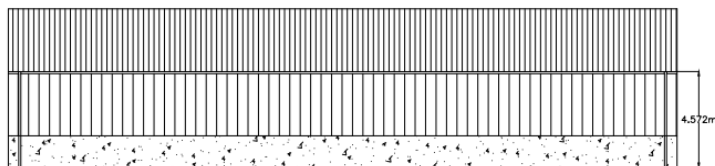
The application is for a new portal framed building proposed to be finished in grey concrete panels and natural wood Yorkshire boarding, set beneath a grey fibre cement sheet roof. The building would measure c32m long, 18m wide, 4.5m to the eaves and 7.5m to the ridge. Submitted elevations are below:



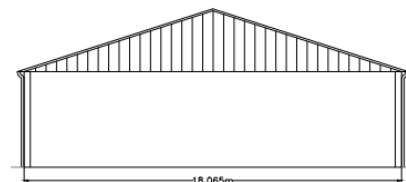
NORTHERN ELEVATION



EASTERN ELEVATION



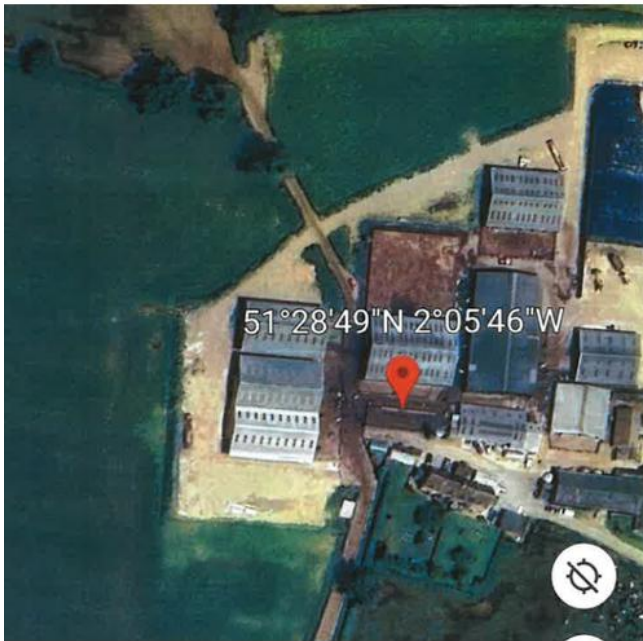
SOUTHERN ELEVATION



WESTERN ELEVATION

The application form advises that it is to be used for farming activities and is necessary to comply with the latest best practice farming. It has been recommended and supported by “Catchment Sensitive Farming” (an English partnership program led by Natural England, Defra, and the Environment Agency) and has received grant funding.

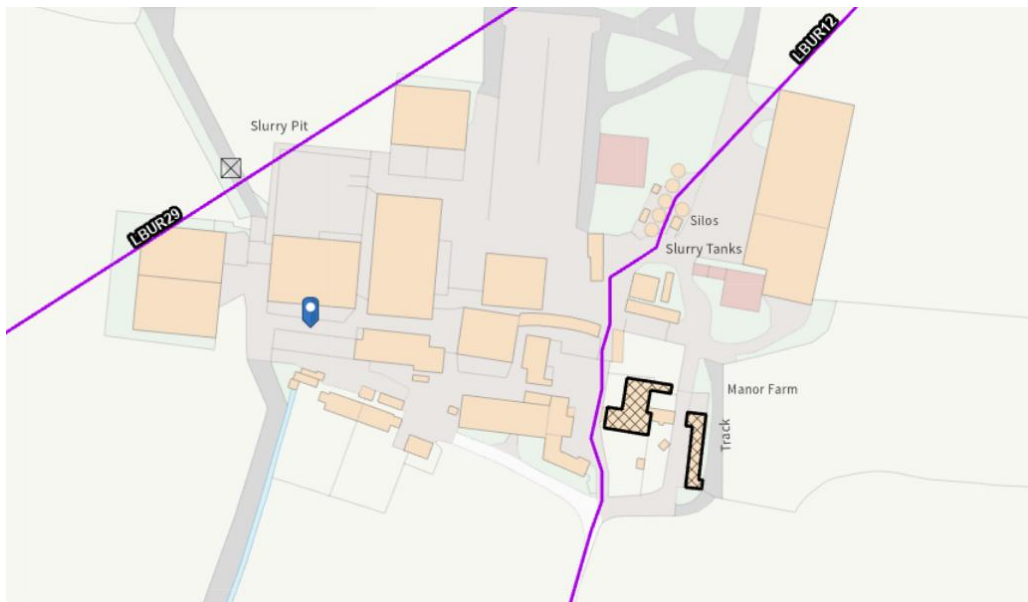
The application is accompanied by the following aerial images which show the site of the proposed building in the context of the existing farmyard and surrounding buildings:



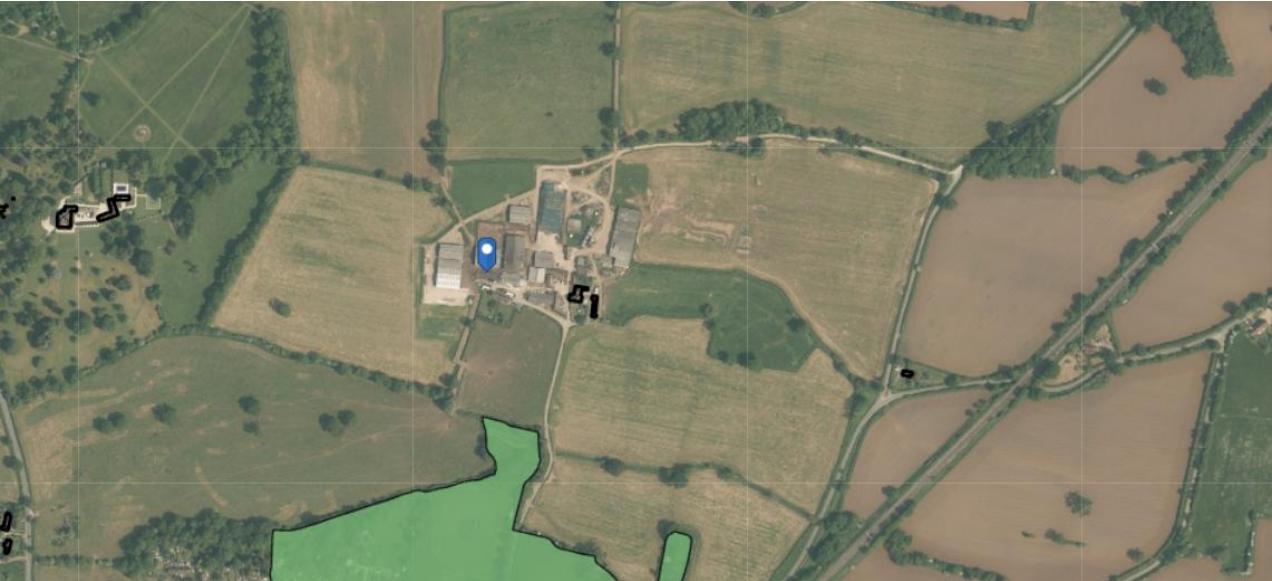
SITE DESCRIPTION/CONTEXT

The application site comprises land at Manor Farm, Langley Burrell, located north-east of Chippenham. Manor Farm and is a mixed farm of approximately 1,800 hectares. The majority of the farm grows arable crops, and a dairy herd of 500 milking cows.

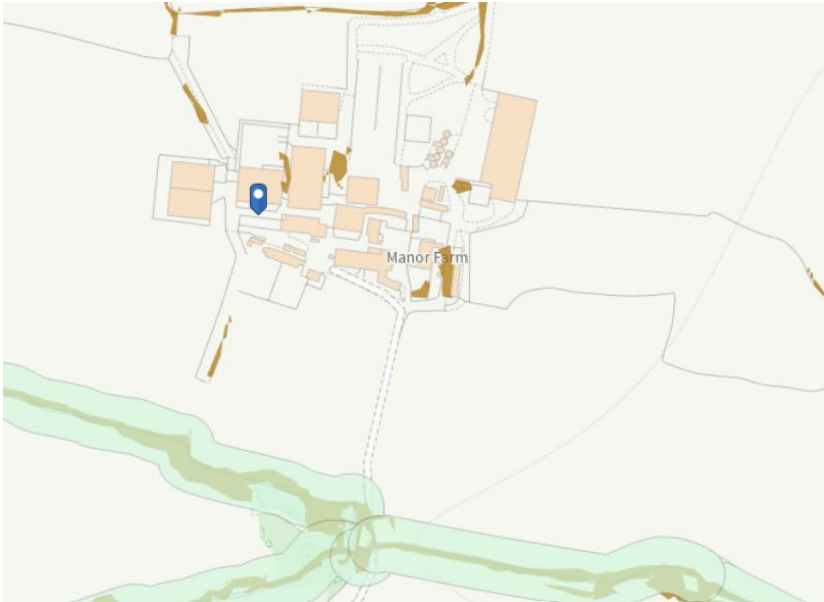
There are no landscape or ecological planning policy constraints covering the site, although there are two listed buildings about 95m west of the site of the proposed building - approximate site indicated with blue marker on the plan below. The listed buildings are marked in black hatching. There are also public footpaths crossing the site – indicated in purple.



The aerial view below shows Manor Farm in the wider context. The site is some 180m north of the Langley Burrell Conservation Area, shown in green.



The site is in flood zone one. Localised areas of surface water flooding have been identified, marked in brown on the plan below, with a drain about 200m south of the proposed building (pale green wash).



RELEVANT PLANNING HISTORY

Proposal / Summary
14/00907/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 24/2/2014 – Steel Portal Framed Building
N/09/02147/S73A - Full planning permission Decision - Refused Date: 21/1/2010 – Erection of Temporary Agricultural Workers Dwelling

17/07958/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 29/8/2017 – Proposed portal framed barn for storage of straw
PL/2023/00629 - Prior notification: Building Decision - Prior Approval Not Required Date: 16/2/2023 – General purpose agriculture building for the purpose of general storage.
PL/2025/02406 - Prior notification: Excavation/waste material Decision - Prior Approval Refused Date: 2/5/2025 – Slurry storage lagoon
PL/2025/02834 - Prior notification: Building Decision - Prior Approval Not Required Date: 24/6/2025 – Proposed Portal Frame Agricultural Building
PL/2025/07285 - Prior notification: Excavation/waste material Decision - Prior Approval Granted Date: 18/9/2025 – Construction of a slurry storage lagoon

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?

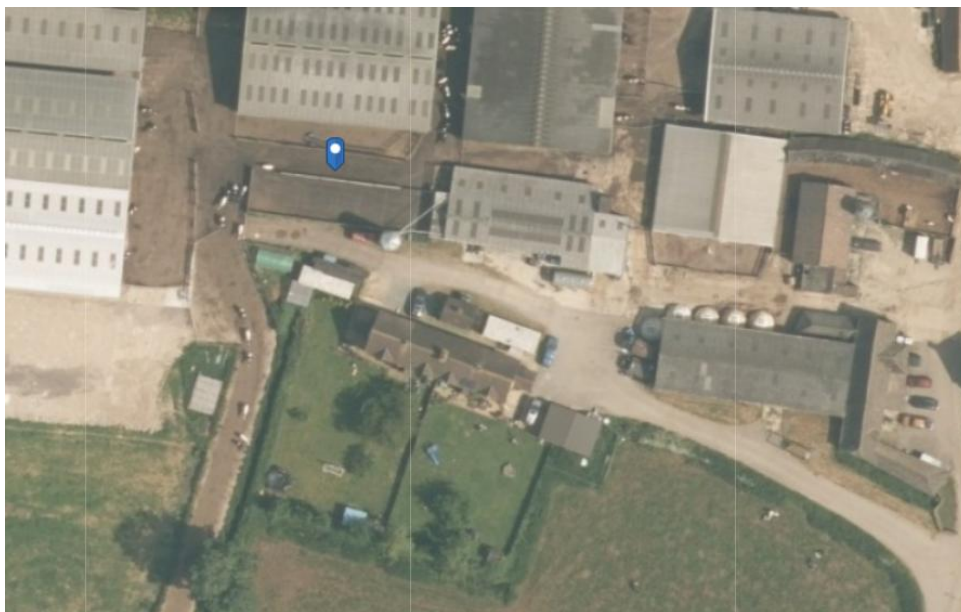
Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the 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 a portal framed agricultural building measuring approximately 32m in length, 18m in width, with an eaves height of 4.5m and a ridge height of 7.5m. It would be constructed with grey concrete panels and natural timber Yorkshire boarding beneath a grey fibre cement sheet roof. These materials and the scale of the building are appropriate in the context of the farm.

In terms of siting, the structure would be positioned immediately adjacent to existing agricultural buildings within the established farmyard, rather than as an isolated structure within the wider landscape. From public vantage points, including the nearby public footpath, it would be viewed in the context of the existing group of farm buildings and would not appear unduly prominent.

Although some nearby dwellings lie approximately 15m south of the proposed building, it would not be any closer to those dwellings than existing farm structures. Its northern location relative to the dwellings means there would be no overshadowing of the dwellings or their garden/ amenity areas, which are to the south of the dwellings – see aerial image below:



The building would also be screened from the listed buildings at Manor Farm by intervening structures. Having regard to its functional design, agricultural appearance and logical siting within the existing complex, it is considered that the proposal would be acceptable in terms of siting, design and external appearance. Accordingly, prior approval is 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. The unit is c1,800 hectares. The proposal is for the erection of a building reasonably necessary for the purposes of agriculture.
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 development would not be carried out on a separate parcel of land forming part of the unit less than 1 hectare in area.
(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. There is no record of development under Class Q or S taking place within the last 10 years at the site.
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No. It does not relate to a dwelling.
(d)	Would it involve the provision of a building, structure or works <u>not</u> designed for agricultural purposes?	No. It would involve the provision of a new building for agricultural purposes.
(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. At approximately 577 sq m the agricultural building would not exceed the prescribed limit.
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No. At approximately 577 sq m the agricultural building would not exceed the prescribed limit.
(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 building is not within 3km 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 building would not exceed 12 metres in height.
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No. The proposed development would not be within 25 metres of a trunk or classified road.
(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. The application form states that the building would not be used to house livestock, slurry or sewage sludge.
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No. The proposal would not involve excavations or engineering operations on or over article 2(4) land which is connected with fish farming.
(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 proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.
(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. The proposal would not be for storing fuel or waste from a biomass boiler or anaerobic digestion system.
(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?	The building is not on land that is or within the curtilage of a scheduled monument.