

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00631
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Court Close Farm, Lower North Wraxall, SN14 7AF
DEVELOPMENT DESCRIPTION:	The erection of a covered structure for the farmyard manure (FYM) storage
RECOMMENDATION:	Prior approval is not required

SITE DESCRIPTION/CONTEXT

The application seeks Prior Approval for the erection of a covered structure for farmyard manure storage at Court Close Farm, Lower North Wraxall. It is understood the applicant has been encouraged by Natural England to provide the cover to minimise potential run off from the existing uncovered farmyard manure (FYM) storage area. This would reduce the production of slurry and run off, and consequently nitrate and phosphate pollution.

The application site is an established farm within the countryside. There is a large poultry farm building adjoining the location of the FYM storage. The application site is situated within the Cotswold National Landscape.

RELEVANT PLANNING HISTORY

Proposal / Summary
PL/2025/03056 - The proposal is for a 60.52 Kilowatt system on the roof of our free range egg layers shed – Prior Approval not required 17/06174/FUL - Erection of Agricultural Building for Free Range Egg Production with Associated Feed Bins and Hardstanding Areas – Approved 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;
- The siting and means of construction of the private way;
- The siting of the excavation or deposit;
- The siting and appearance of the tank.

In this case, the only relevant considerations are: 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.

Is Prior Approval Required?

The siting, design, and external appearance of the building

The building is appropriately located directly over the existing FYM storage area which is already laid to concrete. The structure would cover an area of approximately 512m², with eaves of 6 m and a dual-pitched roof rising to 7.5 m. The roof would be finished in grey cement-fibre sheeting, with the sides largely open except for low-level movable concrete panels between steel stanchions.

The siting of the structure means this remains closely related to ongoing agricultural operations and close to the existing large poultry building, as well as other buildings on site. The application is situated within the Cotswold National Landscape. However, the siting between existing buildings and on existing hardstanding avoids intrusion into the wider landscape and avoids additional hardstanding being required. The open-sided design and use of standard agricultural materials are functional and consistent with typical modern farm buildings. The height and massing are not excessive for an agricultural building of this type.

The closest Right of Way (NWRA10) and public highway are approximately 271m to the north west. Potential visual effects are limited due to the building's placement within an existing working farmstead, and its appearance would not introduce urbanising or incongruous features when viewed from the wider area. The grey colour is appropriate, and it would blend in with adjoining buildings.

In assessing the siting, design and external appearance of the proposed building, it is considered to be appropriately located within the existing farm complex, of an appropriate scale and appearance, and would not result in harm to the character or special qualities of the Cotswold National Landscape.

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
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?	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
(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