

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00828
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land adjacent Orchard Cottage, Lockeridge, Marlborough, SN8 4EL
DEVELOPMENT DESCRIPTION:	Agricultural building for agricultural and forestry storage of machinery, fodder (hay), timber and concentrates (i.e. sheep feed) - Resubmission of PL/2025/08362
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

The site lies within the southeastern corner of a large open field which is set back some distance from the nearest highway and is bounded in this location by mature tree belts. The associated land and dwelling lie to the south of the site and there is a topographical height difference between the land proposed for the barn and the adjacent buildings associated with the main dwelling. The host property, Lockeridge House, is a substantial Grade II* listed building with separate access, private amenity space and associated outbuildings. The outbuildings, which are to the north of the main dwelling, are small cottage style properties which were former staff quarters and coach house, and which form a courtyard for parking and turning. There is also a modern, detached, three bay garage. To the north of those buildings is a further outbuilding and former orchard area which are accessed by way of a separate farm access from the nearby highway. The proposed location of the barn is beyond the curtilage of Lockeridge House, the outbuildings and orchard area and approximately 100m from the listed building.

PROPOSAL

The proposed barn would measure approximately 32m wide by 10m deep and have an overall ridge height of 6.75m. The structure would comprise a total of 7 bays with three open fronted bays on the north-eastern side elevation, one enclosed bay and 2 enclosed bays with green coloured roller shutter doors. The other elevations would have concrete slab panels to the bottom with green coloured, corrugated metal sheet above. The roof would also comprise the same material with a slim row of solar panels inset into the south-western roof slope.

It is stated that the building is for the benefit of secure storage of farming machinery, fodder and hay and animal feed together with some timber storage from felled trees across the estate.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENQ/2023/01612 - Pre-Application enquiry Decision - Pre-App Response Date: 2/4/2024 – Removal of metal sheeted barn/outbuilding and replace with large oak clad building for domestic storage purposes within house grounds
PL/2025/00366 - Full planning permission Decision - Withdrawn by Applicant Date: 21/10/2025 – Removal of metal sheeted barn/outbuilding and replace with large oak clad building for domestic storage purposes within house grounds

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.

It is pertinent to note that from the planning history of the site, this location benefits from a preceding application for very similar development, (PL/2025/08362), which was granted permission late in 2025. Whilst the combined area of both buildings would not exceed 1500m², it is also noted that the erection of either of the buildings would preclude the erection of the other. This assessment therefore does not take into consideration the extant permission or the combined visual impact of both buildings.

Is Prior Approval Required?

The site lies approximately 100m from the main house on this large estate. Lockeridge House is a Grade II* listed building but between the site of the proposed barn and that property are

outbuildings, the former coach house and its parking quad, a further detached garage, former orchard and a wide tree belt.

Having visited the site in relation to a preceding application for full planning permission, the case officer can confirm that the proximity of the proposed barn is acceptable in terms of siting and external appearance. Due to the location of that application and concerns in relation to its site, scale and bulk, the full proposal was withdrawn in favour of a Prior Notification application in 2025, and now, subsequently this variation to the siting and scale of the building as shown in the current proposal. The difference between the two Prior Notification applications being the rotation of the building through 90° and its elongation in length by approximately 9m. As advised earlier in this assessment, the erection of one of the agricultural buildings would preclude the erection of the other.

It was noted that there is a difference in topographical levels between the field to the north and the host property, but the intervening buildings result in an effective visual barrier which is enhanced by the mature tree belts on the field boundary. The green colour of the proposed barn would help ensure the assimilation of that structure into the open landscape and character and appearance of the site. The materials and finishes are considered sympathetic to the rural setting and consistent with the agricultural character of the field and wider area.

It is also considered pertinent to note that since the issue of the earlier Prior Notification application (referenced in a preceding section of this report), the Council has formally adopted the Supplementary Planning document “Setting of the Stonehenge, Avebury and Associated Site World Heritage Site”. The coordination unit, who undertake monitoring and assessment of impact, contacted the case officer as they believed that the unit would require screening for potential impact upon the World Heritage Site of Avebury.

However, the unit falls to be assessed as an agricultural building and within Level 2 of that document whereby screening is only required if the unit falls within the boundary or is within 1km of the boundary of that asset or on a visually sensitive ridgeline. In this instance, as the building lies in excess of 1.2km from the WHS boundary, is set against a backdrop of a mature tree belt and in a visually discrete location, it is deemed that screening 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
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?	
(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