

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01274
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Farmyard to the North of Pinchmore Lane, Pinchmore lane, Sherston, Malmesbury
DEVELOPMENT DESCRIPTION:	Grain store, with concrete panel and timber board cladding and concrete panel separating wall down the centre
RECOMMENDATION:	Prior approval not required

PROPOSAL

Prior Approval is sought for the erection of a grain store, with concrete panels and timber board cladding at the farmyard to the north of Pinchmore Lane, Sherston.

The proposed building measures 18.28m long and 30.48m wide (floor area 557.17m²). The north, south and east elevations will have concrete panels up to 3m, with steel box profile cladding above to the eaves. The west elevation will include two 6.1m wide roller shutter doors for vehicle access, plus a pedestrian door. The roof will be grey corrugated cement fibre sheeting. The building height will be 7.01m to the eaves and 9.52m to the ridge.

The building is understood to be necessary for the storage of harvested and dried arable crops and cereals. The site has an existing grain drier and store. The new store will give the business greater storage capacity, and provide more modern storage compared to the existing site facilities. The application claims that the store will enable grain to be stored for longer periods, supporting improved sale values. The grain store is proposed to be divided in the middle to allow for easy separation of different types of grain.

SITE DESCRIPTION

D J Hibbard & Sons farm approximately 212 hectares around the main farm in Sherston. A blue line plan showing land ownership is provided with the application. The farm is understood to produce approximately 1,300 tonnes of harvested cereals annually, which is dried and stored at the Pinchmore Lane site before being sold. The new building is proposed close to the existing drier and adjacent arable land to minimise transport movements.

The site lies within the Cotswold National Landscape. The Willesley Conservation Area is approximately 540m to the northwest and contains several Grade II listed farm buildings. In terms of public rights of way, footpath SHER7 runs along the lane west of the site, and bridleway SHER33 is located to the south.

RELEVANT PLANNING HISTORY

Proposal / Summary
Planning history on land to the north, outside of the applicants control:
PL/2025/09813 - Outline application for 1no rural workers dwelling – Approved with Conditions
N/05/02156/S73A - Erection of Agricultural Livestock Building - Revised Scheme/Retrospective 04/02086 - Withdrawn
N/04/02086/FUL - AGRICULTURAL LIVESTOCK BUILDING – Approved with Conditions

RELEVANT LEGISLATION

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 grain store would be located immediately adjacent to the operational grain drier and other established agricultural buildings on land north of Pinchmore Lane. To note, the larger agricultural building north of the site appears to be part of a separate agricultural holding. An agricultural workers dwelling was granted consent in February 2026 (ref: PL/2025/09813) to the north of this grouping of agricultural buildings, also related to a separate agricultural holding.

It is considered that the proposed siting is appropriate, as it ensures the new building is closely related to existing agricultural operations and positioned where it can function efficiently. Locating the store next to the drier minimises unnecessary vehicle movements and supports improved storage facilities for the farm and enables improved sales values.

The building measures 18.28m by 30.48m (557.17m²) and has a height of 7.01m to the eaves and 9.52m to the ridge. These proportions are typical and functional for a modern grain-storage facility and are proportionate to the scale of the wider farm unit. Its form is simple and agricultural in character, avoiding unnecessary bulk or urbanising features.

The design incorporates concrete panels and steel box-profile cladding on the north, south and east elevations. The west elevation includes two 6.1m roller shutter doors and a pedestrian door. The roof comprises grey corrugated cement fibre sheeting. These materials are widely used in agricultural construction, ensuring the building is sympathetic to the rural setting and visually consistent with existing structures on site. The grey roof colour helps the building sit comfortably within this location.

The site lies within the Cotswold National Landscape; however, the new building sits next to a grouping of existing agricultural buildings and on an existing hardstanding yard area. This avoids encroachment into open fields and ensures the development does not introduce an isolated or intrusive feature into the wider landscape. When viewed in the context of surrounding agricultural buildings, the proposal appears cohesive and contributes to the modernisation of the agricultural enterprise.

In terms of visual impact, public rights of way SHER7 (to the west) and SHER33 (to the south), as well as nearby roads offer limited views of the site due to existing buildings and the layout of the farmyard. From these public viewpoints, the new store would be perceived as one of several functional farm buildings within a working agricultural setting, and it would not appear incongruous. No residential properties are located in close proximity to the application site.

Willesley Conservation Area and the nearby listed buildings are sufficiently distant from the site, and views are further screened by intervening buildings and vegetation. As a result, the proposal would have no effect on the setting or significance of these heritage assets.

Overall, the siting, design and external appearance of the proposed grain store are considered acceptable. The development is well-related to the existing agricultural operations, proportionate in scale, constructed of appropriate agricultural materials, and would not result in harm to the character or special qualities of the Cotswold National Landscape. The proposal is therefore compliant with the considerations relevant to prior approval under Class A.

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?	The proposal 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
(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