

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01193
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Haresbrook Farm, Greenway, Tockenham, Swindon, SN4 7PW
DEVELOPMENT DESCRIPTION:	A three bay open fronted portal framed agricultural building
RECOMMENDATION:	Prior Approval Granted with Conditions

SITE DESCRIPTION/CONTEXT

The land at Haresbrook Farm extends to some 2.51 hectares (6.19 acres). It is situated on the south side of Greenway, a country lane, and to the south eastern part of the parish of Tockenham.

Earlier this year the Applicant and his wife took on the occupation of additional adjoining land located on the north side of Greenway known as the “Field of Dreams” through two matching deeds of farm business tenancy each for a fixed term continuing until 28th September 2032. The north part amounts to 1.05 hectares and 2.60 acres and the south part, 2.61 hectares and 6.46 acres.



Plan showing extent of whole unit

The land at Haresbrook Farm and the two parts of the Field of Dreams, collectively 6.17 hectares (15.25 acres approx) has become in effect an agricultural planning unit being over the area threshold of five hectares for the purposes of Part 6 of Schedule 2 to the GPDO with supporting reasoning given below.

The site is located within a fairly flat landscape albeit the field is set down from the road which is elevated from the surrounding fields. Whilst the application is not retrospective, there are numerous unauthorised structures onsite and works requiring planning permission including the creation of an access track which it is understood the applicant will be applying for planning permission separately. Many of the structures onsite will be removed following the construction of the agricultural building or replaced by moveable structures for animal shelters.



Land before unauthorised works



Open metal framed building to be removed

PROPOSAL

Plans show the building positioned adjacent to the boundary of the south-west of the site to the side of the existing boundary planting. The open fronted 3 bay portal framed barn is to beportal framed clad in galvanised green sheeting with grey sheeting to the roof. The dimensions are shown as 13.72m by 6.62m with a height to eaves of approximately 4.88m. A 5m deep area of hardstanding is shown to the front of the building.

RELEVANT PLANNING HISTORY

Proposal / Summary
ENF/2025/00570 - Alleged unauthorised activity in field - Land at Greenway, Tockenham, Swindon SN4 7PW –

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 building is to be positioned against an existing hedge and whilst it is not particularly mature, it is noted that the height of the proposed building is not excessive for the unit being less than 5m in height.

There are no nearby Rights of Way however the site is visible from the road. Notwithstanding this the development is relatively modest for an agricultural building and of a typical design and construction.

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?	Y
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?	N
(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?	N
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	N
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	N
(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?	N
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	N
(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?	N (n.b. The perimeter of the site of former RAF Lyneham is within 3km of the application site however it has been decommissioned.)

(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?	N
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	N
(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?	N
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	N
(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?	N
(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?	N
(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?	N