

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01901
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Woolley Green Farm, Woolley Green, Bradford on Avon, BA15 1TY
DEVELOPMENT DESCRIPTION:	Prior notification of general-purpose barn
RECOMMENDATION:	Prior Approval NOT required

SITE DESCRIPTION/CONTEXT: The application site is located to the north of Woolley Green and is sited in various core roost buffer zones associated with Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC), though it is important to mention that ecology is not a prior approval consideration. The application site is also located within the Green Belt, however the Green Belt designation does not restrict agricultural development permitted under Schedule 2, Part 6, Class A. As such, Green Belt policy considerations do not form part of the assessment of this prior approval submission. A Public Right of Way (PRoW) BRAD11 is located to the west of the application site.

PROPOSAL: The proposal is seeking prior approval for the construction of a new storage building to be used to store crops and silage. Whilst no elevation drawings have been provided, the completed application form confirms that the proposed building would measure 40m in length, 15m wide, with a height of 11.8m, to be completed in olive green and grey steel sheeting.

With reference to the completed application form, the height of the proposed building would be 9m to eaves, with a total height of 11.8m to permit a trailer being able to tip directly within the building.

RELEVANT PLANNING HISTORY

PL/2021/11393 – Prior Approval under Class R for the Change of Use of Two Agricultural Buildings to a Flexible Commercial Use (Steel Fabrication Workshop and Painting Area) – Prior Approval granted

PL/2022/04728 – Prior approval for a steel portal framed building for the storage of hay, straw, fodder and machinery – Prior Approval not required

PL/2022/09541 – Full planning permission for the erection of a steel portal-framed general-purpose agricultural building – Approved with conditions

PL/2023/07554 – Full planning permission for the redevelopment of former farmyard with three detached dwellings and associated works – Approved with conditions

PL/2023/07555 – Full planning permission for the erection of B2 General Purpose Industrial Building and associated works to include acoustic barrier and new landscape planting – Approved with conditions

PL/2024/04401 – Prior approval for a storage building to store crops and machinery – Prior Approval not required

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 site is located within open countryside and on land designated as Green Belt. Whilst the comments made by Bradford on Avon Town Council regarding the site being located in the Green Belt and thus should require planning permission to allow a full assessment of the proposed, are duly noted, it must be noted that Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 does not contain any exclusions for Green Belt land and therefore the proposal must be assessed against the relevant criteria of the order.

In terms of the proposed siting of the storage building, it would be located close to an existing hedgerow, which would reduce its visibility within its wider landscape setting. It is appreciated that there is a PRoW to the west of the application site, located c.60m from the application site. Whilst views of the proposed building would be gained from the PRoW, as the proposed building would be used for agricultural purposes, with other existing buildings visible within the wider context of the site, and with regard to the siting of the building adjacent to existing hedgerows, the proposal would not appear unduly prominent in views from the nearby PRoW, and its siting and external appearance are acceptable for the purposes of Class A.



Officer site visit photograph taken from BRAD11 PRow facing towards the application site

Although no elevation drawings have been submitted, the completed application form provides full dimensional details, ridge and eaves heights, and external materials. On this basis, officer's has sufficient information to assess the siting, design and external appearance of the building for the purposes of Schedule 2, Part 6, Class A. Officers consider the proposed agricultural building to be acceptable in this rural location.

The use of the building for the storage of crops and silage is reasonably necessary for the purposes of agriculture within the unit, having regard to the size of the holding and the absence of existing on-site storage facilities. Therefore, officers are satisfied that the proposal would be a functional building to be used for agricultural purposes.

The proposal seeks to erect a new agricultural building and does not include the provision of a new or alteration of a private way. The red line shown on the submitted location plan has been drawn tight to the proposed building. The proposed development is also not considered to relate to the carrying out of excavation or the deposit of waste material beyond what might be required for the erection of the proposed building, or any provision of a tank.

In accordance with Class A. of Schedule 2, Part 6 of the GPDO, officers have considered whether prior approval is required in respect of the siting, design and external appearance of the development. For the reasons set out above, it is concluded that prior approval is not required in this instance.

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?	Whilst the applicant has failed to provide a plan of their full holding, the land shown within the blue line does exceed 8ha of agricultural land. It is appreciated that the blue line does not only include land within the agricultural holding but also includes dwellings and B2 uses that were approved under previous applications (refer to the listed planning history above). The completed application form confirms that the total area of the agricultural unit is 28.04ha. The proposal seeks to erect a new building for agricultural storage purposes, as the applicant states that there is currently no storage building on the land.
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 – The proposed building would not be used for the housing of livestock or the storage of plant/machinery
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	NO – With reference to A.1(e) and D.1(2)(a) of the Order, a previous Prior Approval within this holding remains extant (reference PL/2024/04401, approved on 11 June 2024). The cumulative footprint of the building proposed under this current

		submission and that of PL/2024/04401 equates to 1051m2 and therefore does not exceed the 1500m2 threshold. Furthermore, the proposed agricultural buildings would be located c.180m apart, with the applicant stating within their submission email that this proposal would replace “ <i>the one approved under PL/2024/04401</i> ” as the location of the extant prior approval “ <i>conflicted with overhead power lines and has not been constructed</i> ”.
(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 – The completed application form confirms that the proposed building would be used for the storage of crops and silage
(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