

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02155
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	The Mill House, Calstone, Calne, SN11 8QF
DEVELOPMENT DESCRIPTION:	Agricultural storage building
RECOMMENDATION:	Prior Approval is NOT required.

SITE DESCRIPTION/CONTEXT

The application site comprises 0.07ha (692.5 sqm) of grassland situated within a wider parcel of land that is within the ownership of the applicants, in relation to the residential property approximately 101m to the south, known as The Mill House. The Mill House, and its associated outbuilding to the west, are Grade II listed. The Mill House is listed as 'Calstone Mill', a well preserved late-C18th mill situated in a reasonably remote position adjacent to the river Marden, to the southeast of Calne. In between the application site and the residential dwelling lies a tennis court and a swimming pool.

The parcel of grassland which the application site lies within abuts the access road to the west, an unclassified road.

There are several public rights of way in the vicinity, including footpath CHER43A approximately 40m to the south, bridleway CHER77A approximately 28m to the north and bridleway CHER89A approximately 50m to the southwest.

The application site is located within the open countryside within the North Wessex Downs National Part and Area of Outstanding Natural Beauty.

Based on the latest national flood mapping data updated by Environmental Agency in 2025, the site lies within Flood Zone 1, and is identified to be at negligible risk of surface water flooding. According to the Council's Strategic Flood Risk Assessment in 2024, the site is identified to be at negligible risk from groundwater flooding.

The site is not subject to any ecological or heritage designations.

PROPOSAL

The seeks to determine whether prior approval is required for the erection of an agricultural building under Schedule 2, Part 6 of the Town and Country Planning (general Permitted Development) (England) Order 2015 (as amended). Based on the submitted details, the proposal includes an agricultural building with a footprint of approximately 198sqm, and the height to the eaves at 3 metres and the total height to the ridge of 4.2 metres. It would be constructed with a steel portal frame. The proposed external materials would be of natural timber cladding, with anthracite fibre cement sheeting for the roof.

The submitted Planning Statement confirms the agricultural building is required to store hay and agricultural machinery.

Further to officer's request for clarifications, the Applicant has confirmed that the roof mounted solar panels mentioned in the submitted application form are to be excluded from the proposal. As such, the assessment in this report is carried out as such.

RELEVANT PLANNING HISTORY

None relevant.

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 proposed development comprises the erection of an agricultural building at an existing agricultural holding at The Mill House. The submitted Planning Statement confirms that the land is used for the grazing of livestock and the produce of fodder.

The proposal has been assessed with regards to its siting, design and external appearance. The proposed agricultural building would be sited within a parcel of grassland within the agricultural holding. It has been considered that the proposed agricultural building would be a standalone built form within the National Landscape, with exposure to several public viewpoints, the proposed scale, form and external materials are considered in keeping with the agricultural character and rural setting. Furthermore, the proposed agricultural building would be used for the storage of hay and farm machinery and the proposed siting would allow functional use.

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, the submitted planning statement confirms that the proposal seeks for the erection of an agricultural building within land actively used for farming purposes and the proposed agricultural building is necessary for the storage of hay and farm machinery.
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, the submitted plans indicate that the proposed agricultural building would be within land which forms part of the agricultural unit that has a total area of 5.9 hectares.
(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 - Based on the Council's records, there are no development under Class Q or S of Part 3 of this Schedule which has been carried out within the agricultural holding. This criterion is therefore satisfied.
(c)	Would the development consist of, or include, the erection, extension, or alteration of a dwelling?	No - The proposal is for the erection of an agricultural building which has found to be necessary for the purposes of agriculture. The proposals do not involve the provision of or works to a dwelling. This criterion is therefore satisfied
(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No – The proposed agricultural building will be finished with natural timber cladding and fibre cement roof sheets. It would extend to 10.8m x 18.29m, with a total area of approximately 198sqm. It would measure approximately 3 metres to the eaves and approximately 4.2m to the ridge. The submitted details state that the agricultural building is required for the storage of hay and farm machinery. It is therefore considered that the proposed agricultural building is designed for agricultural purposes, and this criterion is satisfied.

(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 - Based on the submitted details, the total ground area occupied by the proposed agricultural building would measure approximately 198 sqm and would be used for the storage of hay and farm machinery.
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No – As above.
(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 – the application site is not within 3 kilometres of the perimeter 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 – The total height of the proposed agricultural building as per the plans would be approximately 4.2 metres.
(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?	No – The closest classified road lies approximately 31 metres to the west of the proposed location of the agricultural building.
(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 – Whilst the proposed agricultural building is within 400 metres of the curtilage of a protected building, it is proposed for the storage of hay and farm machinery. This criterion therefore does not apply.
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No - The proposals do not involve works connected with a fish farm and therefore this criterion does not apply.
(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 – The proposed agricultural building is proposed for the purposes of storing hay and farm machinery. This criterion therefore does not apply.
(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 – As above.
(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 – The proposed location is not within the curtilage of a scheduled monument.