

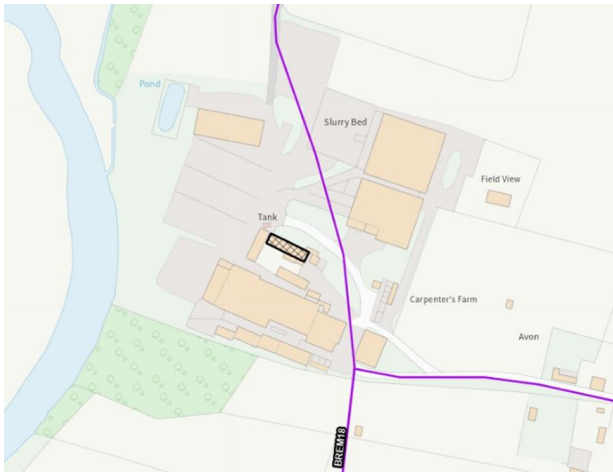
APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01507
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Carpenters Farm, Avon, Chippenham, SN15 4LS
DEVELOPMENT DESCRIPTION:	The proposal is a building to store machinery and straw on farm.
RECOMMENDATION:	Prior Approval Granted with Conditions

SITE DESCRIPTION/CONTEXT

The application site is located at Avon, a small hamlet that essentially is a collection of farm and associated rural buildings located to the east of the River Avon. Carpenters Farm is one of several farms in the immediate locality, with the hamlet also accommodating a relatively small number of rural residential dwellings.

The farmhouse building is listed (Grade II), and Public Right of Way BREM18 runs north-south through the site as well as east-west along the access drive, both as shown on the plan extract below. A significant part of the wider farm holding falls within the designated flood plain, as shown on the separate plan extract below (showing flood plain 2).



The listed farmhouse and PRoW



Land within flood zone2

The site is located outside of any defined settlement boundary and is thus within the countryside for in terms of planning policy. The nearest defined settlement is Christian Malford, some 2km to the north.

PROPOSAL

This application seeks prior approval under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) for the erection of an agricultural building, which is for the storage of machinery and straw on the farm holding.

The siting of the proposed agricultural building is set to the immediate north of an existing pair of agricultural buildings, with an existing hedge to the north, and would measure 36.6m by 32.3m (thus with a floorspace totalling some 1,182sqm) and would measure 4.8m to the eaves and 9.3m to the ridge. The submitted application form confirms it will be of pre-cast concrete panels (grey) with tanalised space boarding above for the elevation, set under corrugated fibre cement roofing sheets, incorporating translucent GRP rooflights. It will thus relatively closely match the scale and design of the existing adjacent agricultural building(s).

Revised plans were submitted during the course of determination to clarify that the siting of the proposed building would not encroach on the existing hedge located to the north.

RELEVANT PLANNING HISTORY

The site has been subject to the following applications previously:

Proposal / Summary
PL/2026/00625 - Full planning permission – Static caravan for accommodating agricultural workers
PL/2025/06500 - Prior notification: Excavation/waste material Decision - Prior Approval Granted Date: 29/10/2025 – Dig an earth banked slurry lagoon and line with clay to a metre deep
PL/2024/08753 - Full planning permission Decision - Approve with Conditions Date: 22/4/2025 – Static caravan for accommodating agricultural workers
PL/2023/03711 - Full planning permission Decision - Approve with Conditions Date: 26/10/2023 – Erection of 3 bay farmers garage with farm office and farm meeting room and archive.
21/02322/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 14/4/2021 – Track which will be used to move cattle and agricultural machinery between parcels, avoiding compaction and damage to the soil.
19/01001/REM - Reserved Matters Decision - Approve with Conditions Date: 11/9/2019 – Erection of farm workers dwelling (Reserved Matters application pursuant of 18/06851/OUT relating to appearance, landscape, layout and scale)
18/07198/FUL - Full planning permission Decision - Approve with Conditions Date: 7/12/2018 – Retention of mobile home for use by an agricultural worker for a 5 year period
18/06851/OUT - Outline Planning Decision - Approve with Conditions Date: 7/12/2018 – The erection of a farm workers dwelling
16/07134/FUL - Full planning permission Decision - Approve with Conditions Date: 7/9/2016 – Proposed dirty water/slurry lagoon
14/06582/FUL - Full planning permission Decision - Approve with Conditions Date: 15/8/2014 – Extension to Barn
13/05476/FUL - Full planning permission Decision - Refused Date: 3/2/2014 – New Barn for 150 Dairy Cows
N/12/00062/FUL - Full planning permission Decision - Approve with Conditions Date: 10/4/2012 – Installation of Slurry Separation Plant
N/10/01377/FUL - Full planning permission Decision - Approve with Conditions Date: 14/6/2010 – Erection of Cow Shed
N/09/00727/FUL - Full planning permission Decision - Approve with Conditions Date: 27/7/2009 – Erection of a Replacement Dairy
N/08/00917/AGN - Agricultural & Forestry - Detailed matters Decision - DTNR- furth details not required Date: 9/5/2008 – Erection of Agricultural Building for Hay and Straw
N/07/00502/COU - Full planning permission Decision - Approve with Conditions Date: 24/4/2007 – Erection of Stable Block and Change of Use to Equestrian

Of the above, the most recent (PL/2026/00625), which seeks planning permission for (re-sited) caravan for accommodating agricultural workers, remains undetermined at the time of determination of this application, and has some overlap in terms of siting and layout, as considered below.

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 relevant matters for consideration (as set out in the Regulations) are: siting, design and external appearance of the building. In terms of siting, revised plans were submitted during the course of determination which sought to clarify that the building would not adversely impact the existing hedgerow which is located some 35m to the north of the existing building.

Whilst these show that the building is set clearly outside the alignment of the field boundary, it is considered that protection of the existing hedge warrants a planning condition to ensure its protection.

It is also of note that the proposed building is on the footprint of the previously approved (replacement) static caravan for accommodating agricultural workers (PL/2024/08753). In this regard there is a currently live application which seeks for an alternative siting for the accommodation (PL/2025/00625), and which is subject to separate consideration. However, it is to be noted that the wider site and holding is relatively constrained to the west, with much of the land falling within the designated flood zone. Consideration has been given as to whether this agricultural building could be sited in an alternative location, but on balance the proposed siting is logical, notwithstanding the consequential implications on accommodation needs for the farming business.

In all other regards, the building is appropriately located and considered to be of appropriate design and external appearance, not least given the similarities with the existing building.

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.

RECOMMENDATION:

That Prior Approval is REQUIRED and GRANTED subject to Condition(s).

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 documentation, 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.

Following assessment, it is determined that prior approval is required in relation to the siting of the of the development; this is to ensure the retention of the existing hedge shown to the immediate north of the proposed introduced building.

Having considered the relevant matters, it is further concluded that:

Prior approval is granted, subject to the development being carried out in accordance with the submitted details and any conditions set out in this report.

Conditions:

1. The existing hedgerow located immediately to the north of the hereby approved agricultural building, shall be retained in its entirety and shall not be removed or reduced in height during either construction or subsequent use of the hereby approved development.

REASON: To ensure clarity in the implementation of the development and to safeguard existing boundary features, in the interests of visual amenity and landscape character.

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?	The agricultural unit is larger than 5ha (as confirmed on the submitted application form: <i>'The farmed unit extends to 110 hectares of owned land, with additional land rented in for maize production.'</i>)
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?	The floorspace totals some 1,182sqm (36.6m by 32.3m); however, the building is not for the accommodation of livestock or plant / machinery.
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No (floorspace totals some 1,182sqm)
(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 proposed building 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?	The building would measure 9.3m to the ridge, i.e. less than 12m.
(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?	The building itself would not be for the housing of livestock
(j)	Would the development involve excavations or engineering operations on or over article 2(4) land that are connected with fish farming?	No (the proposal does not relate to fish farming)
(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/A
(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/A
(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