

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02251
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Old Park Farm, Stonehill, Charlton, Malmesbury, SN16 9DY
DEVELOPMENT DESCRIPTION:	Agricultural building for storage. Steel frame and fibre cement roof. Concrete panels to 4m high
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

The application site comprises an agricultural farm holding comprising a farmhouse, a collection of barns and other agricultural buildings and which sits centrally to the associated agricultural land. This large site extends to approximately 81Ha of agricultural land and lies within the open countryside. The site is approximately 0.6km north of the B4040 and accessed only by way of private agricultural tracks.

The site has benefitted from a recent permission for a large barn which sits perpendicular to another similar barn. This small extension would infill the corner between those two existing barns.

PROPOSAL

This application seeks a determination as to whether Prior Approval will be required in respect of the erection of an extension between two existing barn buildings for the storage of agricultural goods.

This small addition would measure 12m by 12m, 6m to eaves and 12m to the ridge. The base of the building would comprise concrete panels to a height of 4m with steel stanchions holding the fibre cement roof panels above. The structure would have a floor area of 144sqm.

RELEVANT PLANNING HISTORY

Proposal / Summary
N/12/03384/FUL – New Agricultural Building. Approved with Conditions
19/04911/APD – Erection of Agricultural Storage building. Prior Approval Not Required
PL/2024/00880 – An Agricultural building for additional Storage of Agricultural equipment and machinery and animal feeds, such as straw and hay. 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.

It is noted that the proposed building would be set close to the siting of three further buildings approved in 2012, 2019 and 2024 respectively. However, within the provision of Schedule 2, Part 6, D(2) (a), buildings granted permission and erected more than two years prior to the current proposal, can be discounted. Therefore, whilst these buildings are within 90m of the proposed buildings, it is the cumulative floor area of that permitted in 2024 which is included with the calculations.

The proposed extension measures 144sqm and the existing building granted in 2024 measured 520smq. As such the cumulative floor area does not exceed that permitted by A.1 (e), (ii).

Is Prior Approval Required?

Within the assessment of the preceding application in 2024 it was considered that the agricultural unit was of substantial proportions and the utilitarian nature of the building considered compatible with an agricultural unit of that size. The building proposed within the current application would

match the design and materials of those previously granted and would be seen in context with those buildings and the overall agricultural holding.

The site is unconstrained in terms of planning policy and the proposed building, with its open sides is considered agricultural in nature and design. Whilst a public footpath lies close by, the development would not interfere with free passage of that footpath and as agricultural buildings are consistent with its countryside location it would not harm the enjoyment of the rural landscape.

As such it is not considered that prior approval would be required in this instance in respect of the siting, design or external appearance.

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?	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
(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