

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02509
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Elston Farm, Elston, Shrewton, Salisbury, Wiltshire
DEVELOPMENT DESCRIPTION:	Agricultural barn 10m (W) x 15m (L) x 5m (H) for farm machinery, materials and hay on concrete pad c. 12m (w) x 20 m (L). The barn will be in Moorland Green.
RECOMMENDATION:	That Prior Approval is NOT required.

SITE DESCRIPTION/CONTEXT

Elston Farm is located approximately 200m north of the settlement boundary of the large village of Shrewton (Wiltshire Core Strategy, Core Policy 4 Spatial Strategy for the Amesbury Community Area). The agricultural unit covers 6.8 hectares.

The application site is an arable field defined by a Byway SHRE29 on the southeast side, Public Footpath ORCH3 on the northwest boundary, an access track along the northern boundary and an outdoor horse menage on the southern boundary. The field sits higher than the road/byway, with the ground sloping towards the south. There is a dense area of mature trees between the road and the field.

Grade II listed Shrewton House lies approximately 100m east of the site. The site is within the Salisbury Plain and West Wiltshire Downs countryside character area, Hampshire River Avon catchment and approximately 2km south of the Salisbury Plain Special Protection Area, Special Area of Conservation and SSSI.

Site location



Aerial view of site



Site photos

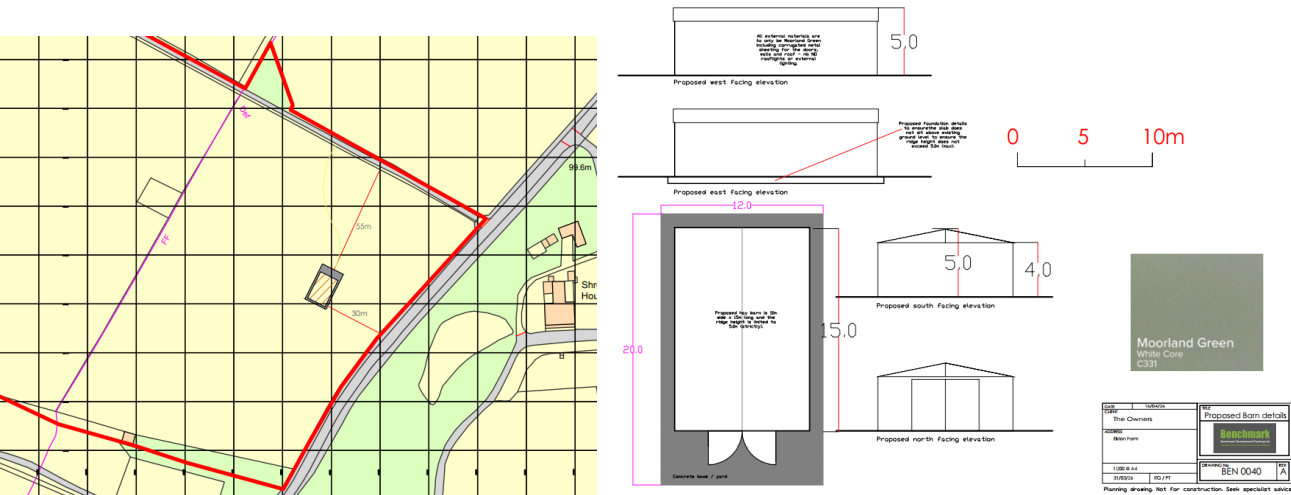


PROPOSAL

The proposal is for a new agricultural barn for the storage of farm machinery, materials and hay. The submitted application form states that the barn would measure 10m x 15m, with a ridge height proposed to be 5m and the eaves height 4m. The barn is proposed to sit on a concrete base 12m x 20m. The walls and roof are proposed to be corrugated metal sheeting in colour 'Moorland Green'. Access would be through existing farm gateways from SHRE29 and ORCH25.

The application form states that the building is required for the secure storage of tractors, equipment and hay. There are no other buildings on the holding.

Proposed block plan & elevations



RELEVANT PLANNING HISTORY

None

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 lies within the Salisbury Plain and West Wiltshire Downs countryside character area, a working rural landscape. It would be set within a grassland field, the supporting statement says that the land has been managed for “grazing, hay production and wider agricultural operations, and forms part of an active agricultural enterprise currently entered into the Sustainable Farming Incentive (SFI) three-year scheme, of which we are approximately 18 months through.”

The proposal would be visible from the public rights of way ORCH3 and the road/ byway SHRE29, although partially screened by the mature trees along the site boundaries. Whilst there are no other agricultural buildings close to the site, it can be reasonably expected to encounter man-made structures supporting agricultural practices in this location and the site is close to the large village of Shrewton. Grade II listed Shrewton House lies approximately 100m east of the site, the existing trees and topography of the site and distance from the dwelling mean that the proposed barn would not impact the setting of the listed building

With regard to the design and external appearance, the barn is proposed to be clad in ‘Moorland Green sheeting’, with no rooflights or external lighting proposed. The design and materials are considered acceptable for this rural location and the building’s appearance would be typical of modern agricultural buildings in the area.

It is therefore considered that prior approval of matters of siting, design and external appearance are not required.

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 application is for an agricultural barn for the storage of farm machinery, farm materials and hay within an agricultural unit of 6.8 hectares.
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