

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02422
APPLICATION TYPE:	Prior notification: Excavation/waste material
SITE ADDRESS:	Stones Farm, Uffcott, Swindon, SN4 9NB
DEVELOPMENT DESCRIPTION:	Concrete yard renewal and associated works. All phases of work are included in this application as described in the planning statement included with this application.
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

Stone Farm consists of approximately 197.55 acres of owner-occupied and rented land on and near the proposed site plus additional land on grass keep basis in the local area. The farm operates a sheep farm, with a flock of 450 breeding ewes, 105 replacements, and 800 lambs. Stock numbers are at 1,500 at peak lambing season, and will not drop below 700 head of sheep at any time.

The site lies within the North Wessex Downs National Landscape and is located in an area with high groundwater levels.

PROPOSAL

The proposal is to replace and install areas of damaged concrete and hardcore and install additional concreting and a yard inspection pit in the existing farmyard at Stones Farm. It is proposed to install a drainage gully, sleeping policemen and raised humps leading towards a sediment trap/pond off of the yard inspection pit. The development aims to reduce foul drainage run-off and risk of water pollution by ensuring the separation of clean and dirty water, allowing the dirty run-off to be contained within the sediment trap.

RELEVANT PLANNING HISTORY

Proposal / Summary
15/03652/FUL - Full planning permission Decision - Approve with Conditions Date: 3/6/2015 – Extensions to existing barns
K/30220 - Full planning permission Decision - Approve with Conditions Date: 5/7/1994 – The erection of a calf rearing/hay and straw store
K/31570 - Full planning permission Decision - Approve with Conditions Date: 11/7/1995 – The erection of agricultural barn
K/33537 - Full planning permission Decision - Approve with Conditions Date: 28/11/1996 – Extensions to house, erection of barn and stables.
K/45905 - Full planning permission Decision - Approve with Conditions Date: 22/8/2003 – The erection of a farm building for hay, straw and sheep

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 dirt does not lie within an ecologically sensitive area however it is noted that the site lies in an area where groundwater levels are between 0.5m and 5m below the surface.

The submission confirms that water quality is a significant pressure in the holding area with significant connectivity to surface water in addition to the groundwater risk with permeable soils and ground waterbodies. With a significant number of seasonally housed livestock, it is important to

effectively manage muck so that dirty water (slurry) production is prevented or any produced is contained and stored.

The proposal is approximately 85m from the closest residential property and will not introduce new buildings. The laying of concrete will not be visually intrusive and the overall extent of the concrete proposed is considered reasonable for its stated purpose.

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