

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02532
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land to West of Chestermans Farm, East Tytherton, Chippenham
DEVELOPMENT DESCRIPTION:	Erection of agricultural fodder and machinery store
RECOMMENDATION:	Prior Approval is Not Required

SITE DESCRIPTION & PROPOSAL

The application seeks permission for the erection of a new agricultural building for the storage of agricultural machinery, fodder and associated supplies on land to the west of Chestermans Farm, East Tytherton.

The site forms part of an established agricultural holding extending to approximately 35 acres farmed by the applicant. The holding is used for calf rearing, the keeping of store cattle, and beef cattle finishing. In addition, further land is occupied on a seasonal basis for hay and silage production, which is subsequently brought back to the holding for winter use.

The proposed building is required to facilitate the continued growth and efficient operation of the agricultural enterprise. It would provide secure and weatherproof storage for machinery, fodder and supplies, which are currently stored outside. This would improve site organisation, enhance security, and prevent deterioration of equipment caused by exposure to the weather. The applicant advises that the existing buildings on site are fully occupied. The proposal is therefore necessary to accommodate additional machinery and materials associated with the expansion of the business, including equipment required to manage off-site land.

There is a public right of way (BREM17B) situated just south of the farmyard and location of the proposed building.

RELEVANT PLANNING HISTORY

Proposal / Summary
20/04488/APD - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 17/6/2020 – Erection of agricultural fodder store
20/07663/FUL – Construction of Agricultural Access Track – Approved with Conditions
PL/2022/02782 – Erection of livestock building - Approved
PL/2025/03161 – Erection of Agricultural Fodder Store - Approved

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?

Siting

The proposed building would be sited directly adjoining three existing agricultural buildings, which form a consolidated group of structures within an established farmyard. The proposed building would be closely related in both physical and functional terms.

This siting is considered appropriate as it avoids the introduction of a standalone structure into the open countryside and instead reinforces the existing built form and pattern of development within the holding. The surrounding yard area is largely characterised by agricultural buildings and associated hardstanding, and the proposal would read as a natural extension of this grouping.

The site is enclosed by existing boundary vegetation, including mature hedgerows to the south and east and a more recently established hedgerow to the north, with wider field boundaries also defined by native hedgerows. The land profile is relatively flat. These features help contain views of the

development. From public vantage points, including nearby roads and rights of way, the proposal would be viewed in the context of the existing agricultural complex and would not appear unduly prominent or isolated.

Design and External Appearance

The building is of a typical agricultural design, comprising a steel portal frame with three enclosed elevations formed by concrete panels with Yorkshire boarding above. This matches the appearance and construction of the adjoining buildings, ensuring a consistent visual relationship across the site.

The scale and form of the extension, comprising 7 bays, are proportionate to its intended agricultural use and reflect standard farm building design. The open elevation is functional and characteristic of such structures. Overall, the proposal presents as a clearly agricultural building.

The materials and finishes are appropriate to the rural setting and consistent with those of the existing buildings.

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 – there is another building permitted under Class A PL/2025/03161 which is 300 square metres, and the current proposal is approximately 520 square metres.
(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