

PRIOR APPROVAL NOTIFICATION FOR AGRICULTURAL DEVELOPMENT

CASE OFFICER REPORT

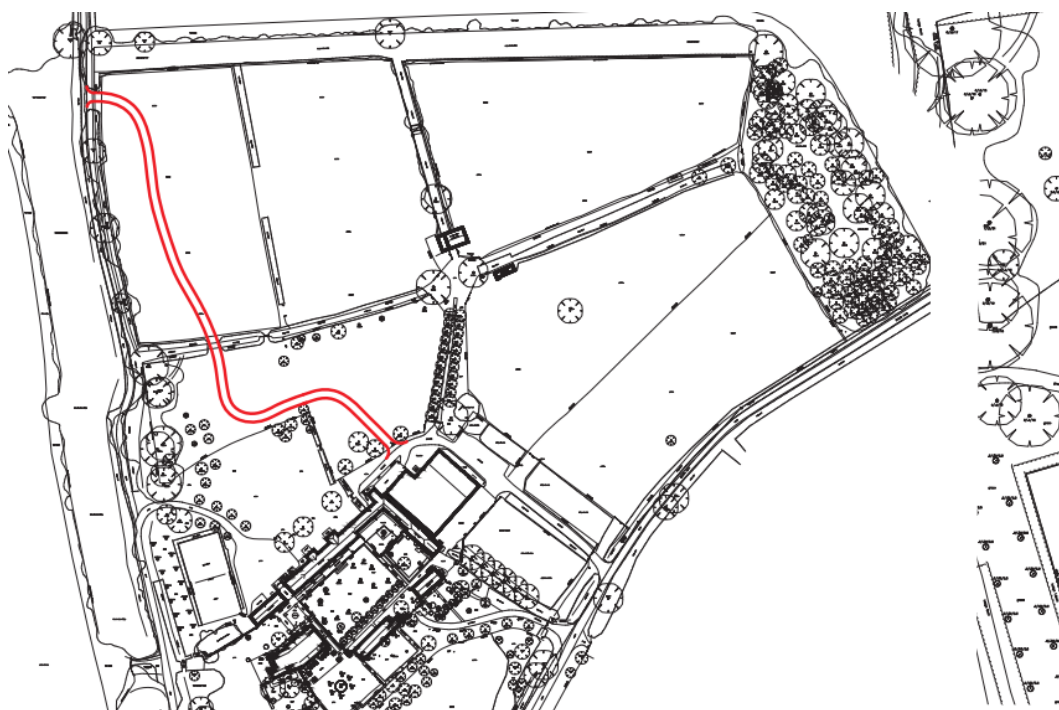
APPLICATION REFERENCE:	PL/2026/02593
APPLICATION TYPE:	Prior notification: Road (agricultural/forestry)
SITE ADDRESS:	Yarnfield Manor, Maiden Bradley, Warminster, BA12 7HX
DEVELOPMENT DESCRIPTION:	Prior Approval for Proposed Formation of a Farm Track at Grange Farm.
RECOMMENDATION:	Prior Approval Granted

PROPOSAL

The proposal seeks prior approval for a new agricultural farm track at Grange Farm, Maiden Bradley (previously known as Yarnfield Manor)

SITE DESCRIPTION/CONTEXT

The site lies in the open countryside and there are no landscape or conservation designations within the immediate vicinity. The proposed track would traverse from existing farm buildings to the northeast of the site across two existing fields (via an existing opening in the hedgerow) to access the public highway to the north, as illustrated in the map insert below.



PLANNING HISTORY

15/10614/FUL - Full planning permission Decision - Approved with Conditions Date: 10/12/2015 – Installation of solar PV panels on agricultural building
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15/10649/LBC - Listed building consent Decision - Approved with Conditions Date: 10/12/2015 – Installation of solar PV panels on agricultural building
16/06319/FUL - Full planning permission Decision - Approved with Conditions Date: 13/9/2016 – Change of use from Agricultural to Residential for the purposes of Holiday Lettings.
16/06935/LBC - Listed building consent Decision - Approved with Conditions Date: 13/9/2016 – Internal and external alterations to facilitate the change of use to residential for the purpose of holiday lettings.

RELEVANT POLICIES AND GUIDANCE

This application is assessed under 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.

ASSESSMENT

The Local Planning Authority is required to determine whether Prior Approval is required and if so, whether the submission should be approved or refused – with the assessment made pursuant to the criterion set out within Part 6, and in relation to as to the siting, design, and external appearance, of the proposal. Class A permits (on land used for agriculture where the unit is over 5 hectares), the undertaking of engineering operations reasonably necessary for that purpose, subject to restrictions, limitations and conditions.

The site forms part of an agricultural unit in excess of 5 hectares and the proposal is for the creation of a farm track, and associated surfacing, for reasonable agricultural purposes.

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 proposed track would traverse over two existing fields that are in hay production. The track would link the existing agricultural barns to the northeast of the host building from the public highway to the north which would result in less agricultural traffic using the main road.

The proposed access track would be constructed with a 300mm 6F2-grade crushed granular fill sub-base topped with 50mm of compacted MOT Type 1 capping and would span a width of 3.5m.

The applicant submits the following in support of their case:

The applicants purchased the holding in 2025 and are now putting the land into more productive use, with the 5.48ha to the north of Grange Farmhouse to be used for hay production. The proposed track running from the existing barns, around the edge of these fields and connecting to the public highway network to the north is reasonably required to facilitate the efficient management of the land for this hay production.

An edge of field access track will allow machinery to circulate efficiently without crossing and damaging the crop, will minimise compaction and rutting within the productive area, reduce risk of damage during wet weather conditions, whilst allowing distribution of the crop via the highway network to the north without mud being tracked onto the highway.

The track will utilise existing openings in hedgerows so that no hedgerow removal is required. The width is limited to 3.5m as the minimum necessary to accommodate the agricultural machinery whilst ensuring that the development remains proportionate to the use.

On consideration of the submitted details, officers have concluded that the proposed track is reasonably necessary for the stated agricultural purposes. The track would not be highly visible from the adjacent highway and would not materially harm to the character and appearance of the area.

The proposal is for a hardcore track leading to existing agricultural barns. The appearance would be entirely in keeping with the agricultural surroundings and character.

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 approved

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 agricultural holding is in excess of 5 hectares The proposal is for excavation/engineering operations to create a track to provide access for agricultural vehicles to existing agricultural buildings.
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 – the parcel of the unit of land is 5.48ha
(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 – the proposal is not in relation to a building
(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 - the proposal is not for accommodating livestock
(e)(ii)	Would the ground area of any building erected, extended, or altered under Class A exceed 1,500 square metres?	No – the proposal is not in relation to a building
(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 – the closest part of the track is 90 metres away from a classified road
(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 – the proposal is not in relation to a building