

CASE OFFICER'S REPORT

Application Reference:	PL/2026/03188
Application Type:	Prior Notification – Building

Site Address:	Nut Tree Cottage, Lower Chicksgrove, Tisbury, Salisbury, SP3 6NB
Proposal:	General Purpose Barn
Recommendation:	Prior Approval Not Required

PROPOSAL POLICIES:

The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO).

ISSUES:

The issues for consideration within this application are the Permitted Development Criteria and if the development would constitute permitted development; and then whether the proposed siting, design and external appearance of the proposed farm building, are acceptable and do not need prior approval from the Local Planning Authority.

SITE AND ITS SURROUNDINGS:

The site is situated to the north west of the Small Village of Sutton Mandeville, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP27 (Tisbury Community Area); and is situated between the hamlets of Lower Chicksgrove to the north and Chicksgrove to the south which are not identified within the WCS as defined settlements. The site therefore lies within open countryside. The site falls within the Cranborne Chase National Landscape and is located within the River Avon Special Area of Conservation (SAC), and the following Chilmark Quarries SAC buffer zones: Bechstein 1.5km, GHS 4km, Barbastelle 6km and LHS 2km.

The application site forms part of a wider agricultural unit extending to approximately 29.1 hectares (Ha), as shown on the submitted location plan, which also identifies the position of the proposed barn within the holding. The agricultural unit contains two existing agricultural buildings, one immediately to the north of the proposed barn and a further building approximately 240 metres to the north-east. Nut Tree Cottage, the applicant's dwelling, is situated to the north-west of the site. To the south and south-west are four Grade II listed buildings: The Compasses Inn, Hillcroft, The White Cottage and Apshill House. A dense woodland area known as Apshill Copse lies directly to the west, with additional tree cover to the south, resulting in the site being well contained largely screened from views from the vehicular route between Chicksgrove and Lower Chicksgrove.

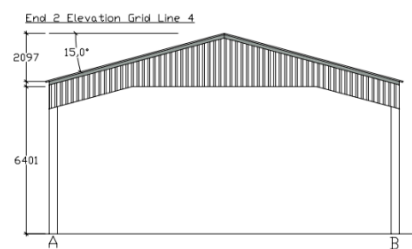
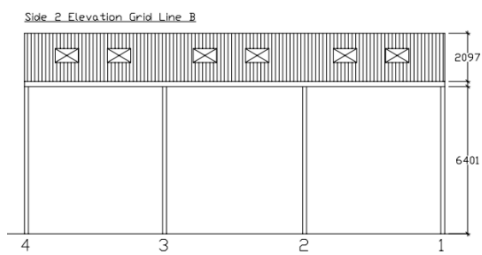
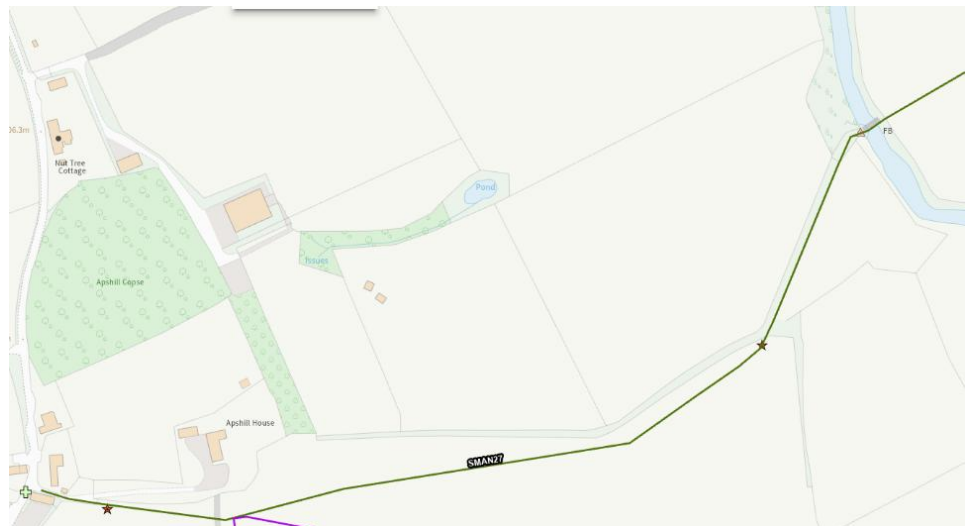
Public Right of Way SMAN27 runs to the south of the site, extending eastwards from Chicksgrove across part of the agricultural unit before continuing in a north-east direction towards Ham Cross Farm. A wider network of rights of way is present in the surrounding area.

The proposed building would be located within an existing and established farmyard. Access is taken from an existing track to the north of Nut Tree Cottage, which in turn connects to the unclassified road linking Lower Chicksgrove and Chicksgrove. As observed during a site visit, the farmyard contains an existing barn and areas of hard standing, part of which would accommodate the proposed development.

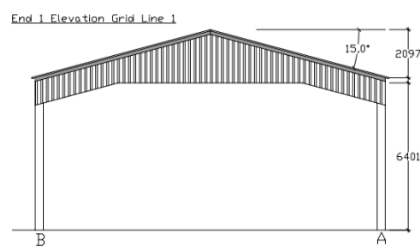
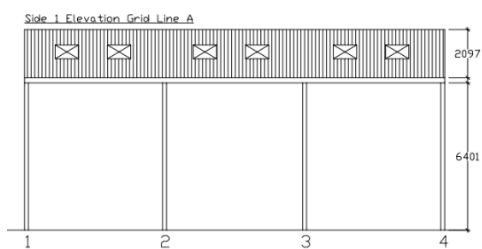


Location plan

ROW - SMAN27



Proposed - building elevations



THE PROPOSAL:

This is an application seeking to notify the Local Planning Authority (LPA) about a proposed agricultural building that is to be erected on the site.

The building will be used for the storage of hay, straw and machinery. It would measure approximately 18.28 metres in length, 15.24 metres in width, with an eaves height of 6.4 metres and a ridge height of 8.49 metres. The structure would have a floor area of approximately 279 square metres and would be sited within the wider agricultural unit, which extends to 29.1 hectares.

The building would be of an open-sided design, comprising a steel frame with natural grey fibre cement roof cladding, and incorporating 12 rooflights.

ASSESSMENT:

Need:

The proposed building would be located within an existing agricultural unit and set within an established farmyard area that has been in active agricultural use for a minimum of 23 years and 8 months.

The building is intended for the storage of hay, straw and machinery. The requirement for additional hay and straw storage arises from increasing sheep and cattle numbers, and additional machinery storage is necessary to support the day-to-day operation of the holding, with existing barns currently at capacity. The LPA is satisfied that the building is reasonably necessary and will be used for agricultural purposes.

Permitted Development Criteria:

The applicant has confirmed that the agricultural unit within which the proposed building is to be located is a unit of 29.1Ha in size. Therefore, the proposed development needs to be checked against the criteria of Class A of Part 6 of the GDPO, which allows for the erection, extension or alteration of buildings that are reasonably necessary for the purposes of agriculture within agricultural units of 5 hectares or more, subject to the following criteria:

Development would not be permitted under the following criteria:

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;***

The development would be carried out within the established agricultural unit of 29.1 hectares, and positioned adjacent to an existing barn with direct access from the existing farm track. The siting is considered logical in relation to the operation of the holding. Although located towards the edge of the agricultural unit as shown on the submitted location plan, the site does not comprise a separate parcel of land and remains an integral part of the wider unit. This criterion is therefore satisfied.

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;***

The agricultural unit has not been subject to any development under Class Q or S of Part 3 of the GPDO in the past 10 years. This criterion is therefore satisfied.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposals involve the erection of a new agricultural building which has been found to be necessary for the purposes of agriculture. The proposals do not involve the provision of, or works to a dwelling. This criterion is therefore satisfied.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The application form states the building is for agricultural purposes and elevations of the proposed building have been provided. These show a building clearly designed for agricultural purposes. It is to be of an appropriate size, and is to be finished in materials that are suitable to meet agricultural needs. The proposals are also therefore considered to satisfy the requirements of this criterion.

(e) the ground area which would be covered by—

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or***
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;***

The structure would have a floor area of approximately 279 square metres. This criterion is therefore satisfied.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

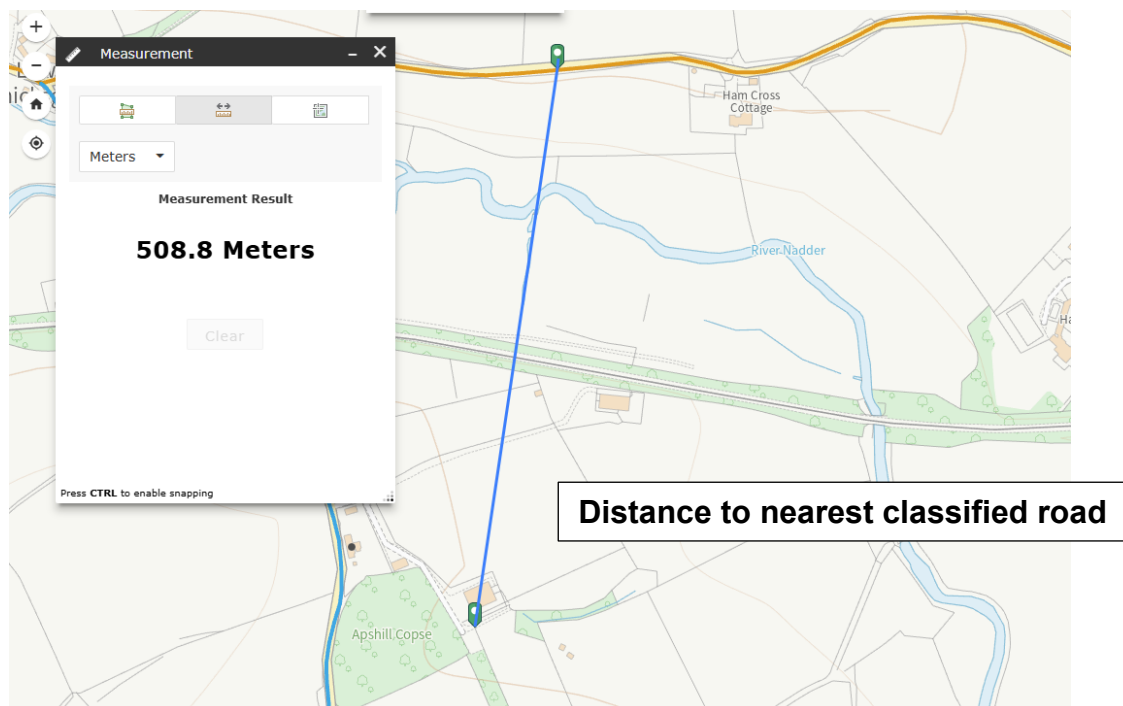
The building height does exceed 3m but is not to be positioned within 3 kilometres of an aerodrome. This criterion is therefore satisfied.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The proposed building is to extend to a maximum height of 8.49 metres and will therefore comply with the height restriction identified in this criterion.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

As is seen on the map below the area of the proposed development is in a remote location at the end of a private access track within the agricultural unit. The site is 510 metres from the nearest classified road, the Class C Chicks Grove Road. This criterion is therefore met.



- (i) **it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;**

The supporting information confirms that the building is proposed for the storage of hay, straw and machinery only, which is reflected in its design as shown on the submitted elevation drawings. Whilst there are protected buildings within 400 metres of the site, these being the nearby dwellings identified on the plan, this criterion is satisfied as the proposal does not involve the accommodation of livestock or the storage of slurry or sewage sludge. If successful, this condition will therefore be highlighted to the applicant to ensure that the building is not used for such purposes in the future.

- (j) **it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;**

The proposals do not involve works connected with a fish farm and therefore this criterion does not apply.

- (k) **any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—**

- (i) **would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or**

- (ii) **is or would be within 400 metres of the curtilage of a protected building; or**

The building does not involve the storage of fuel or waste from a biomass boiler or anaerobic digestion system and therefore this criterion does not apply.

- (l) **the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.**

There are no scheduled monuments on the site. The proposed building is not to be sited within the curtilage of a scheduled monument. The building will be outside of the curtilage of Grade II listed Apshill House and other nearby listed buildings. The criterion is met.

Summary

The proposed development therefore complies with all of the criteria set out in Class A of Part 6 of the GPDO and is considered to be permitted development.

Siting & Design:

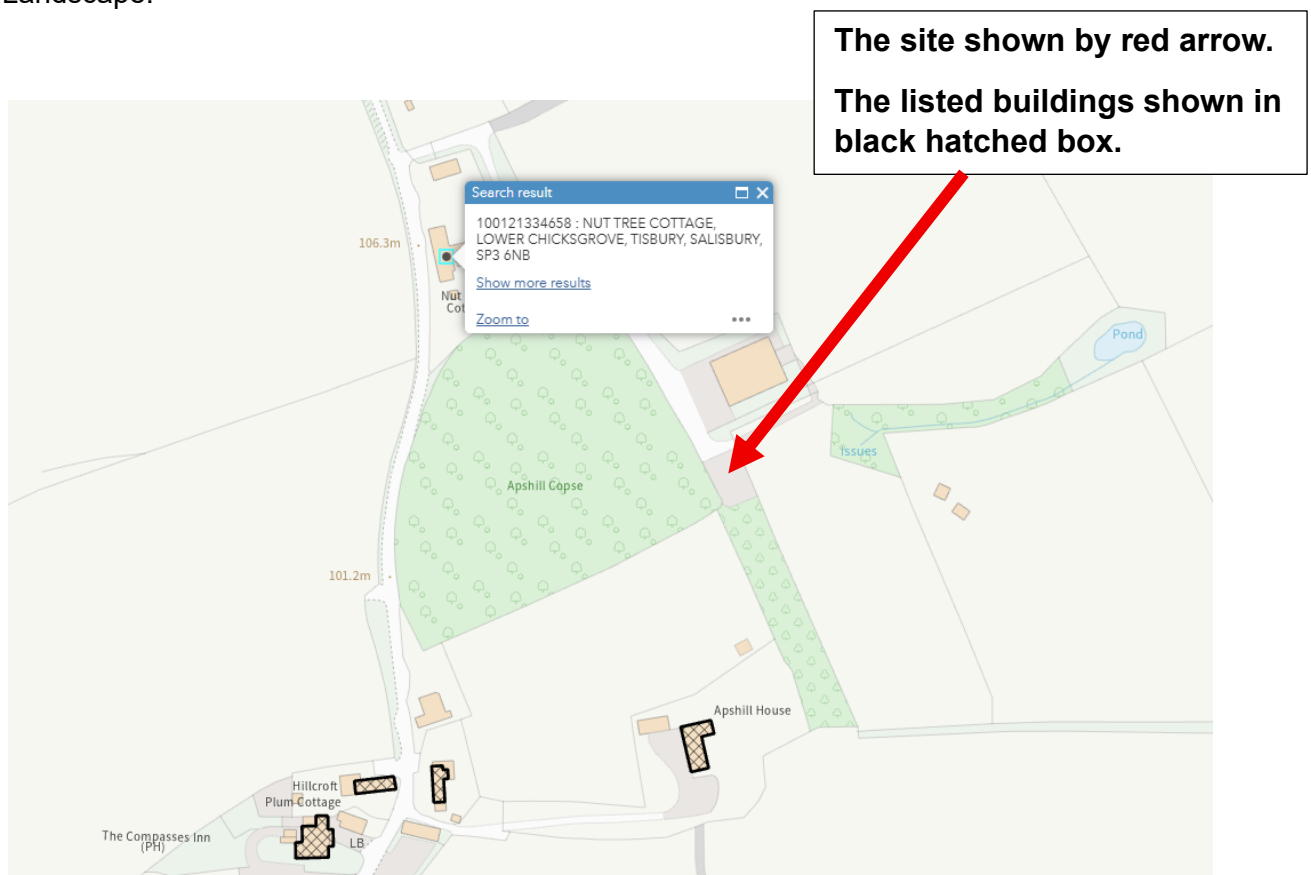
Once it is established that a new building is permitted development under Class A of Part 6 of the GPDO, the applicant must apply to the Local Planning Authority for confirmation that prior approval is not required. In such a situation the Council must assess whether the siting, design and external appearance of the building are appropriate in line with Conditions A.2 (2) (i) of Class A, Part 6 of the GPDO. This application has been submitted accordingly.

The site is located adjacent to a public right of way and within the Cranborne Chase National Landscape, placing the building within a sensitive landscape context that is publicly visible.

The proposed building would be constructed using appropriate materials reflective of an agricultural vernacular. It would be of an open-sided design, formed by a steel frame with natural grey fibre cement roof cladding and incorporating 12 rooflights. The roof colour would match that of the adjacent barn and other buildings within the wider holding. Although the structure is open-sided, the inclusion of rooflights is considered necessary to provide sufficient natural light for operational use, particularly in the absence of electricity and where stored hay may restrict horizontal light penetration.

The building would be positioned adjacent to an existing agricultural building within the established farmyard, which would not be extended to accommodate the proposal.

Whilst the building may be visible from sections of the adjacent public right of way, it would be seen in the context of the existing farmyard and read as a logical and appropriate addition alongside the existing barn. Views from the highway between Chicksgrove and Lower Chicksgrove would be limited due to the presence of Apshill Copse to the west and a strip of trees to the south. The proposal would therefore not appear incongruous within the rural landscape and is unlikely to result in harm to the character of the Cranborne Chase National Landscape.



Having regard to the submitted details, the siting, design, scale and materials of the proposed building are considered appropriate within this rural setting. The development would not result in any unacceptable adverse impact on the character or appearance of the area, including the special qualities of the National Landscape, with views from public vantage points remaining limited due to the site's position and surrounding vegetation.

The proposals are therefore considered to satisfy the criteria and requirements as set out in Class A of Part 6 of the GDPO; and prior approval of its design and siting is not considered to be required.

CONCLUSION

The proposed agricultural building, as described on the submitted application form; and as shown on the submitted plans received 18/05/2026, is considered to accord with the criteria of Part 6, Class A of the GDPO 2015 (as amended). It is also considered to be appropriately sited and designed so as to limit any implications for the character of the area or Cranborne Chase National Landscape. It is therefore considered that prior approval **will not be** required for the proposed development.

RECOMMENDATION:

Prior Approval Not Required subject to the development being carried out in strict accordance with the standard conditions set out in the Order and in particular the following condition:

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;