

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03526
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land off Braydon Road, Leigh, Swindon, SN6 6RQ
DESCRIPTION:	Construction of an agricultural building
RECOMMENDATION:	PRIOR APPROVAL NOT REQUIRED

SITE DESCRIPTION

The application site is part of an agricultural field on the corner of Braydon Road (B4696) and Malmesbury Road (B4040). Its setting is characterised by its sparsely developed and bucolic surroundings. It is in open countryside of Leigh Parish. Relevant designations and constraints include access via B-classified highway, and Rolling Clay Lowland Landscape Character Assessment.

PROPOSAL

The application seeks the view of the Local Planning Authority as to whether its prior approval is required for the erection of a building and engineering operations under the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 6, Class A (GPDO).

The development consists in the construction of an agricultural building. It would have a gabled roof, rectangular footprint, and it would have open bays to three sides. It would be constructed from green metal cladding to walls and roof. It measures 18.5m by 9m with 5.5m eaves and 8.3m ridge.

RELEVANT PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the application.

ASSESSMENT

Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (hereafter “GPDO”) grants planning permission for classes of development as described by Schedule 2 of the order, known as “permitted development rights” (“PD”); subject to the provisions, limitations and conditions set out in the relevant classes.

The application is made in respect of Schedule 2, Part 6, Class A of the GPDO, which sets out the PD rights for *agricultural development on units of 5 hectares or more*.

Whether the proposed development is permitted development

Appendix 1 of this report provides an assessment of the development against the criteria and limitations set out in the GPDO. Based on the evidence submitted, and that available to the Local Planning Authority, it is determined that the development is permitted under Part 6, Class A as it is development reasonably necessary for purposes of agriculture within an agricultural unit of 5 hectares or more and does not exceed the limitations.

Whether prior approval will be required

Development that is permitted under Part 6, Class A has planning permission subject to the conditions set out in A.2. Condition A.2(2)(i) requires that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the *prior approval* of the authority will be required as to the siting, design and external appearance of the building.

An application to determine whether prior approval is required under A.2(2)(ii) must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid. Such details have been provided.

The proposed building is sited toward the northwest corner of the field, where it would be accessed via existing field accesses. The development does not include alterations to the accesses, but the building, by reasons of its siting or design, would not have a detrimental effect on highway safety.

Existing boundary foliage would provide a level of screening from the public highway and from nearby dwellinghouses, and its design and external appearance would otherwise be typical of a rural building. It would have an acceptable effect on the amenities of the area, including the character and appearance of the area and landscape.

CONCLUSION

The details submitted are sufficient to conclude that the development is permitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, in relation to the siting, design and external appearance of the building, the development would have acceptable effects in respect of relevant matters of acknowledged importance to the public interest and may proceed in accordance with the submitted details. Therefore, it should be determined that prior approval not be required.

RECOMMENDATION:

That prior approval NOT BE REQUIRED.

APPENDIX 1 – PERMITTED DEVELOPMENT CHECKLIST

A. Development is permitted by Part 6, Class A if it consists of:		EXCEEDS/ NOT EXCEEDED
A	The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (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.	NOT EXCEEDED – The submitted details confirm the agricultural unit is in excess of 5 hectares in area, that the development is for the carrying out of works for the erection of a building. Furthermore, it is reasonable necessary for the purposes of agriculture within that unit, namely the storage of hay and farm machinery.
A.1. Development is not permitted by Class A if:		
A.1(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;	NOT EXCEEDED – The submitted details confirm the parcel of land on which the development would be carried out is in excess of 1 hectare.
A.1(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;	NOT EXCEEDED – Based on the information provided, and the Council's own records, no development under Class Q or S has been carried out on the established agricultural unit within a period of 10 years ending with the date on which development under Class A(a) begins.
(c)	it would consist of, or include, the erection, extension or alteration of a dwelling;	NOT EXCEEDED – The development does not consist of or include the erection, extension or alteration of a dwelling.
(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes;	NOT EXCEEDED – The development involves the provision of a building designed for agricultural purposes.
(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;	NOT EXCEEDED – The proposed building would not have a footprint not exceeding size limitations individually or cumulatively.
(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;	NOT EXCEEDED – The development is not within 3km of the perimeter of an aerodrome.

(g)	the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres;	NOT EXCEEDED – The development would not exceed 12m height.
(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	NOT EXCEEDED – The details provided confirm the development would not be carried out within 25m of a metalled part of the classified road.
(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;	NOT EXCEEDED – The development would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	NOT EXCEEDED – The development is not connected with fish farming.
(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	NOT EXCEEDED – The development would not be used for storing fuel or waste from a biomass boiler or anaerobic digestion system.
(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.	NOT EXCEEDED – The development would not be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.