

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05003
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Land at Manor Farm, All Cannings, SN10 3PF
DEVELOPMENT DESCRIPTION:	Proposed agricultural building to be used for calf rearing
RECOMMENDATION:	Prior notification not required.

SITE DESCRIPTION/CONTEXT

The site is situated in the small village of All Cannings which is located approximately 3 miles east of the market town of Devizes as defined by the settlement boundary according to the Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP12. The entire agricultural unit is 566 hectares.

The blue line boundary of the application site consists of Manor Farm, the application form has noted that this has been used for the purposes of agriculture for the last 200 years. The red line boundary and the proposed location of the agricultural building is proposed to be sited on its own and away from a collection of existing agricultural buildings located west of the red line boundary. The proposed agricultural building is accessed off an existing track categorised as a bridleway with reference ACAN6 located south of the proposed development.

The red line boundary is located within an area with the least risk for flooding but with groundwater levels either at or very near the ground surface. (within 0.025 metres) The application lies within the 6.4 km Salisbury Plain SPA buffer, the Hampshire River Catchment Area, and North Wessex Downs National Landscape.

PROPOSAL

The proposal is for an agricultural building to be used for calf rearing. The submitted application form states that the barn would measure 30.5 metres in length and 25 metres in width with a height of 4.5 meters to the eaves and 8 metres to the ridge. The materials are proposed to be concrete wall panels with timber boarding and Anthracite grey fibre cement roof sheets. Access is from the existing track.



RELEVANT PLANNING HISTORY

The agricultural unit has had some planning history over the last few years. They are as follows:

K/52000/F - 200 cow dairy unit to replace existing unit. Silage clamp and slurry store - Full planning permission - Approve with Conditions

18/05990/FUL - Proposed pad of concrete for storing silage on, together with a concrete apron for access purposes and an extension to an existing farm access track. – Refused

18/01034/FUL - Erection of a new steel portal framed building for rearing youngstock from the existing farm dairy unit. - Full planning permission - Approve with Conditions

19/10845/FUL - Retention of new access track in its current form - Full planning permission - Approve with Conditions

RELEVANT LEGISLATION, POLICY AND GUIDANCE

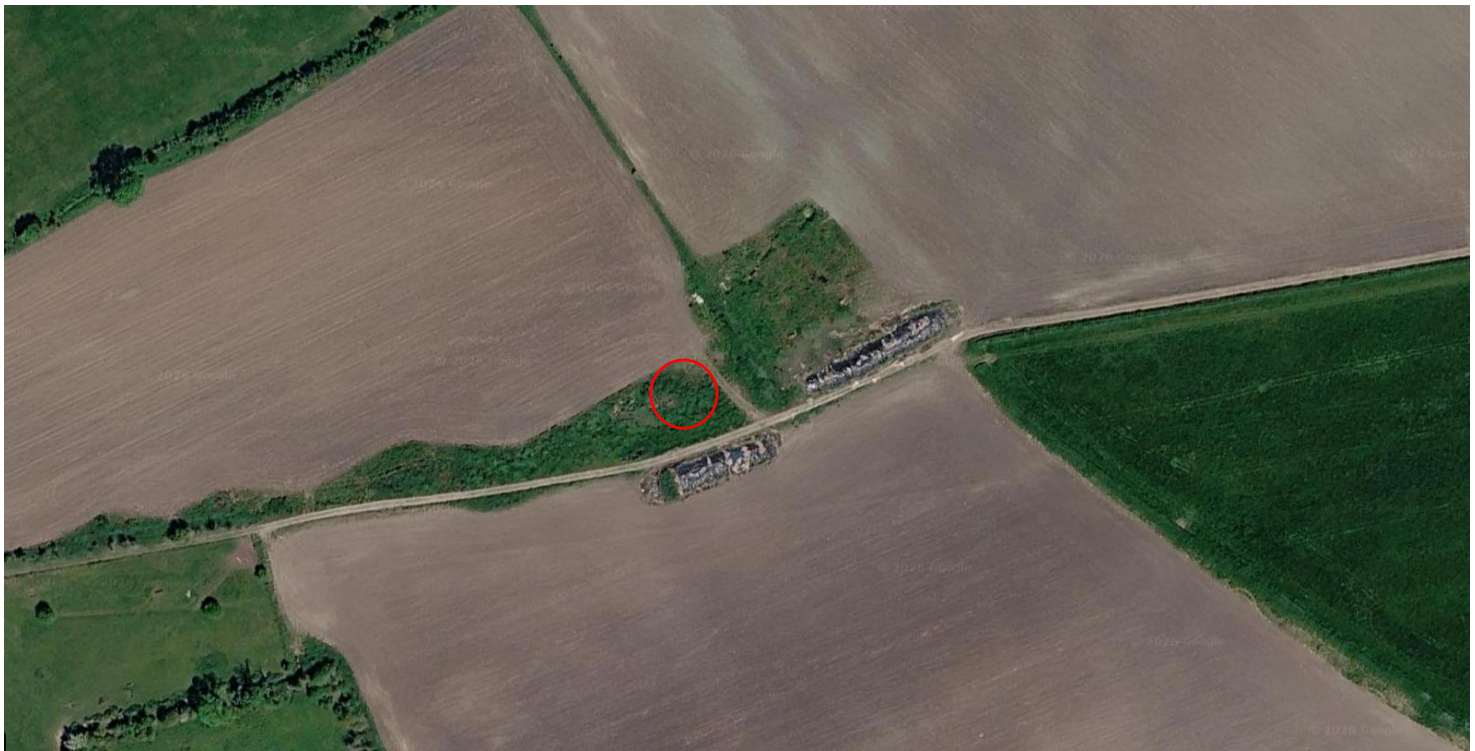
This application is assessed under Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which grants planning permission for certain types of development described in Schedule 2 of the Order. The grant of permission is subject to the limitations, 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.

s Prior Approval Required?

The application site comprises an agricultural holding of approximately 566 hectares. The location of the proposed agricultural building lies to the west of the existing built farm complex. The proposed agricultural building is proposed to be accessed off an existing farm track which is also a bridleway with reference ACAN6. Satellite images (which can be found on previous page) appear to show remnants of agricultural buildings to the south and east of the location of the proposed agricultural building. However, no planning history has been found for these buildings.

The application form as stated the proposed use and location of the agricultural building as:

The proposed building will be used for calf rearing and in an TB isolation unit, where the building is more than 400 metres from either other livestock buildings or protected buildings. The applicants need to provide a suitable building where their dairy calves can be reared in an isolated area, providing a building adjacent to their dairy complex at Manor Farm would not be suitable as it would be too close to other livestock buildings where the spread of infection where the risk is too high.

The calves will be bedded in a deep straw loose yard system where there would be no liquid waste or slurry and the straw bedding material is classed as Farmyard Manure (FYM) and when removed from the building it can be stored in field heaps in line with the Farming Rules for Water.

There will be no external lighting installed.

The site can be accessed by an existing farm track.

The existing farmyard consists of existing agricultural buildings used for accommodating livestock. However, these buildings are not the subject of this application, and no changes are proposed to these as part of this application. The siting of the proposed structure is located at a distance from the existing farmyard; however, the application form states that this has been done deliberately so as to not spread infection as the proposed agricultural building is proposed to be for calf rearing and a TB isolation unit. The proposed location of the agricultural building is located adjacent to an existing farm track; it is also surrounded by agricultural land. The proposed materials, scale and dimensions of the proposed agricultural building is typical of rural agricultural development. Therefore, the proposed agricultural building is not considered to introduce an incongruous or visually intrusive feature into the wider landscape or national landscape. In terms of proposed materials, these are appropriate for the functional requirements and needs of the building, ensuring that the development is sympathetic both within the existing setting of the farm and the wider surrounding area. It is considered that the proposal would not adversely impact the character of the wider rural setting, and it is therefore considered that prior approval of matters of siting, design and external appearance would not be required.

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.