

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04991
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Quarry Farm, Ansty, Salisbury, SP3 5PS
DEVELOPMENT DESCRIPTION:	A portal framed agricultural building for the storage of farm machinery, equipment and animal fodder
RECOMMENDATION:	Prior Approval Not Required

SITE DESCRIPTION/CONTEXT

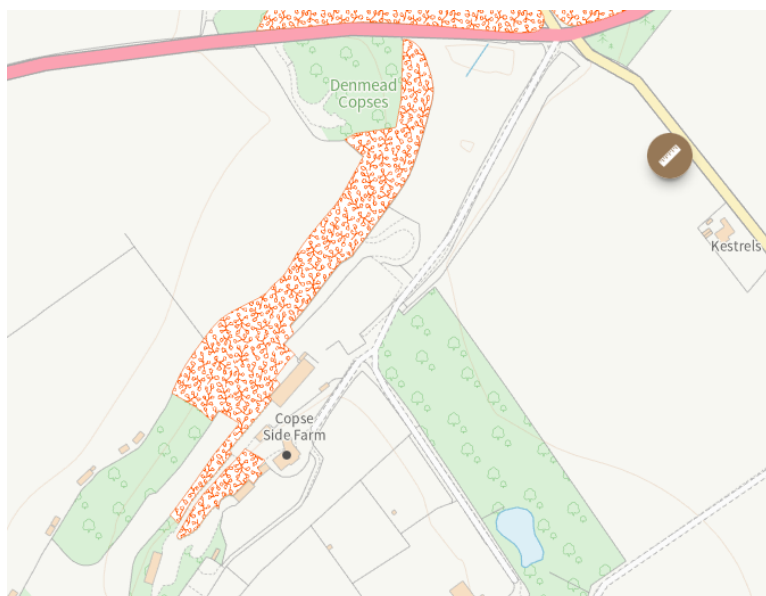
The site is situated in the small village of Ansty which is located approximately 2 miles south of the local service centre of Tisbury as defined by the settlement boundary according to the Wiltshire Core Strategy (WCS) policies CP1, CP2 and CP27. The entire agricultural unit is 17.5 hectares.

The blue line boundary of the application site consists of Quarry Farm and according to the application form, this area has been used for the purposes of agriculture for the last 100 years. The red line boundary and the proposed location of the agricultural building is proposed to be sited adjacent to an existing footpath with reference ANST6 located to the west of the proposed development.

The red line boundary is located within an area with the lowest risk for flooding but within a zone where there is a risk of groundwater emerging at the surface locally.



The application lies within the Chilmark Quarries Bat SAC, Cranborne Chase & West Wiltshire National Landscape and Hampshire River Catchment Area. A Priority Habitat Inventory surrounds Denmead Copses to the east of the proposed agricultural building.



PROPOSAL

The proposal is for a portal framed agricultural building for the storage of farm machinery, equipment and animal fodder.

The submitted application form states that the agricultural building would measure 27.4 metres in length and 9.1 metres in width with a height of 3.7 meters to the eaves and 4 metres to the ridge. The materials are proposed to be grey concrete wall panels and Juniper green metal cladding and Juniper Green metal clad roof sheets.

RELEVANT PLANNING HISTORY

20/11492/FUL - Change of use of land from Agricultural to Equestrian - Approve with Conditions

18/02329/ADV - Farm name entrance signs - Approve with Conditions

17/07360/FUL - Re-Profiling of Ground and Provision of Hard Surfaces (Retrospective) - Refuse

S/1998/0484 - PERMANENT SITING OF CLUB HOUSE IN POLO FIELD - Withdrawn

S/1995/1613 - Variation of condition no 02 attached to planning - Approve with Conditions

S/1994/1822 - CHANGE OF USE FROM AGRICULTURAL LAND TO POLO GROUND - Approve with Conditions

Adjacent parcel of land which also includes some parts of the blue line boundary:

16/07990/FUL- Change of use of land for storage of temporary toilets as an extension to existing premises with associated hardstanding, re-profile land to form landscape screen from A30 and construction of pond.

18/08103/FUL - Change of use of land for storage of temporary toilets as an extension to existing premises with associated hard standing and re-profiled land to form landscape screen from A30 (amendment to planning permission 16/07990/FUL) - 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?

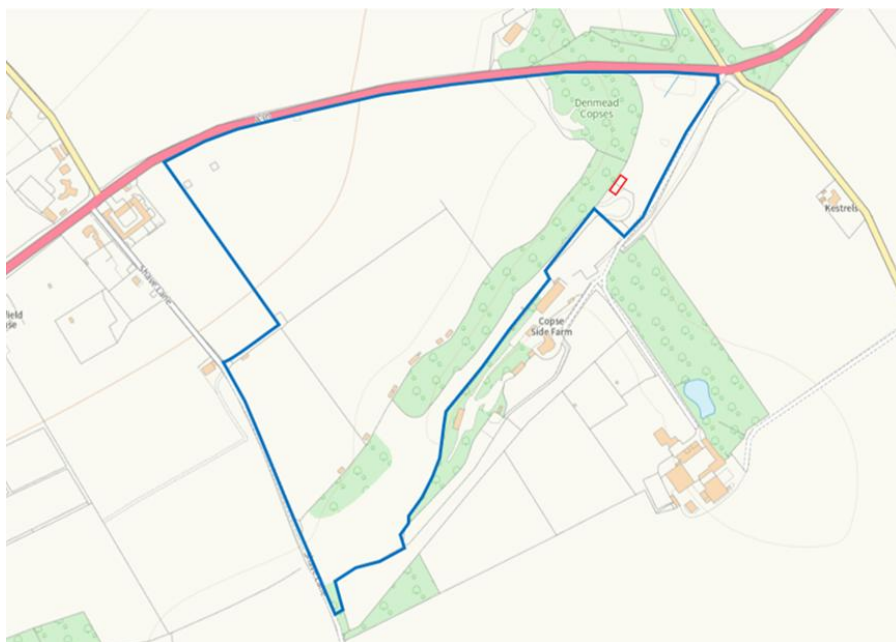
Having completed the detailed assessment checklist at Appendix 1 of this report, it is concluded that the proposed development qualifies as permitted development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the assessment may now proceed to consider the siting, design, and external appearance of the development as required by the GPDO.

Based on the submitted information and after the site visit, the Local Planning Authority is satisfied that the land is actively used for the purposes of agriculture, and that the proposal relates to that use.

Is Prior Approval Required?

The proposed location of the agricultural building lies adjacent to an existing footpath with reference ANST6 on the west, a flat area of land on the north and east and an existing curved track to the south. This area to the south rises in topography and leads to the adjacent hard standing which received planning permission with reference: **18/08103/FUL & 16/07990/FUL** for *Change of use of land for storage of temporary toilets as an extension to existing premises with associated hard standing and re-profiled land to form landscape screen from A3*.

This area of land has not been included within the blue line boundary as it does not form part of the agricultural unit. The blue line boundary is shown in the attached image below.



During the site visit, the planning officer noted that an existing track on the west connects to the proposed location of the agricultural building. This track leads up to the northern section of the agricultural holding where there are agricultural fields with crops planted. The planning officer walked across the footpath and noted that there were sheep grazing in the field on the southern section of the blue line boundary with access across the northern field. The area where the proposed agricultural building is to be located had existing agricultural machinery located within that land and already contained some areas of hard standing.

In terms of visual impact from public viewpoints, the viewpoint would be from the existing footpath with reference ANST6 on the west. However, the location of the agricultural building will not impede on the use of the footpath. There are some areas of screening between the agricultural building and the footpath. Additionally, agricultural buildings such as this are typical features in the open countryside.

The proposed materials, scale and dimensions of the proposed agricultural building is typical of rural agricultural development. The materials are proposed to be grey concrete wall panels and Juniper green metal cladding and Juniper Green metal clad roof sheets. 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.

The proposed development is located within the Cranborne Chase & West Wiltshire National Landscape, where development must conserve and enhance the area's special qualities, character and scenic beauty. The proposal is agricultural-related in nature and, as such, reflects the rural and agricultural vernacular of the locality, and would not give rise to adverse impact on the dark skies of the National landscape.

CONCLUSION

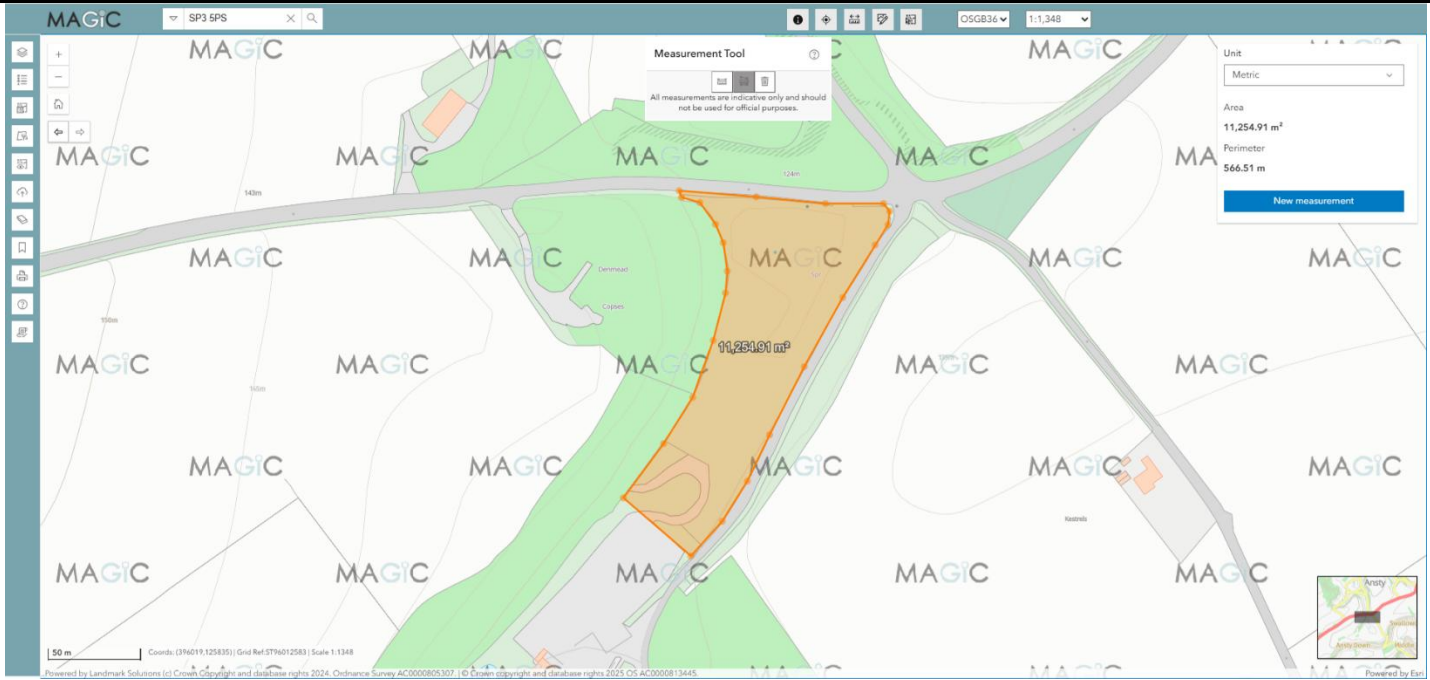
The proposed development has been assessed against the provisions, limitations, and conditions set out in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Based on the submitted plans, supporting information, and the findings 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?	The agent has submitted a map with an area calculation showing that the land parcel is 11,254.91 square metres or 1.125 hectares. When the planning officer attended a site visit, they also noted that there was an existing track from the proposed location of the agricultural building to the fields on the northwest.

		
(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,	No.

	or alteration of a dwelling?	
(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,	No.

	structure, or works not within 3 kilometres of an aerodrome and would exceed 12 metres in height?	
(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	No.

	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?	
(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.