

APPLICATION FOR PRIOR NOTIFICATION - AGRICULTURAL CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05738
APPLICATION TYPE:	Prior notification: Building
SITE ADDRESS:	Crofton Farm, Crofton, Marlborough, SN8 3DW
DEVELOPMENT DESCRIPTION:	Agricultural storage building, and extension to agricultural building
RECOMMENDATION:	Prior Approval not required

SITE DESCRIPTION/CONTEXT

The application site forms part of Crofton Farm, an established agricultural holding situated in open countryside at Crofton, near Marlborough. The wider holding extends to approximately 500 acres (202 hectares) and is understood to be actively farmed, principally for arable production. The application site lies within the established farmstead and forms part of the wider agricultural unit.

The surrounding area is predominantly rural in character and comprises agricultural land, farm buildings and a limited number of scattered residential properties. The farmstead contains a range of agricultural buildings of varying age, scale and construction. Access is obtained via the existing farm access and internal farm tracks which serve the wider holding.

The site lies within the North Wessex Downs National Landscape.

PROPOSAL

The application seeks prior notification under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a new agricultural storage building and the extension of an existing agricultural building at Crofton Farm.

The proposed storage building would be positioned within the existing farmstead complex and would comprise a steel portal frame building clad in olive green profile steel sheeting with an anthracite coloured profile steel roof. The submitted details indicate the building would measure approximately 23.4 metres in length by 15.25 metres in width, with an eaves height of approximately 6.35 metres and a ridge height of approximately 8.42 metres. The building is proposed for agricultural storage purposes.

In addition, extensions are proposed to both ends of an existing agricultural building to facilitate its use as an agricultural workshop. The extensions would be constructed using materials to match the existing building, comprising olive green profile steel wall cladding and an anthracite coloured profile steel roof. The submitted plans indicate that the extensions would add one bay to each end of the building whilst retaining the existing eaves and ridge heights of approximately 3.6 metres and 5.31 metres respectively. Internal accommodation is shown to include workshop space together with ancillary welfare facilities.

The proposed buildings would be served via the existing farm access and internal farm tracks serving the wider agricultural unit.

RELEVANT PLANNING HISTORY

Proposal / Summary
K/55157/F - Crofton Farm Crofton Marlborough Wiltshire SN8 3DW - Full planning permission Decision - Approve with Conditions Date: 15/11/2006 – Erection of new youngstock/dry cow building
16/10145/APD - Crofton Farm Crofton Marlborough SN8 3DW - Agricultural & Forestry - Detailed matters Decision - Prior Approval Not Required Date: 7/11/2016 – Construction of metal demountable tank for storing biofertiliser.
PL/2025/09538 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Not Required Date: 23/12/2025 – Agricultural storage building
PL/2026/00656 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Not Required Date: 24/2/2026 – Agricultural farm office building
PL/2026/01719 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Refused Date: 1/4/2026 – Agricultural storage building
PL/2026/02490 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Not Required Date: 20/4/2026 – Agricultural storage building
PL/2026/04082 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Not Required Date: 23/7/2026 – Agricultural welfare building
PL/2026/04813 - Crofton Farm, Crofton, Marlborough, SN8 3DW - Prior notification: Building Decision - Prior Approval Not Required Date: 11/8/2026 – Agricultural storage building

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.

Is Prior Approval Required?

The assessment of this application is limited to the siting, design and external appearance of the proposed development.

The proposal comprises the erection of a new agricultural storage building and extensions to an existing agricultural building to provide workshop accommodation within the existing farmstead at Crofton Farm. The proposed development would be located amongst an established cluster of agricultural buildings and associated hardstanding which form part of the existing operational farm complex. As such, the siting of both elements is closely related to the agricultural activities they are intended to serve and would not appear as isolated structures within the wider countryside.

The proposed buildings are of a scale, form and appearance typically associated with modern agricultural development. The new storage building would comprise a simple portal framed structure, whilst the extensions to the existing building would reflect the established form and appearance of that building. The submitted plans indicate that the buildings would be finished in olive green profile metal cladding with anthracite coloured profile metal roofing, materials commonly used within agricultural settings and consistent with the character of the existing farmstead.

The application site lies within the North Wessex Downs National Landscape; however, the proposed development is contained within the existing built envelope of the farmstead and would be viewed in the context of existing agricultural buildings. Consequently, whilst the development would introduce additional built form, it is considered that the siting, design and external appearance of the proposal are appropriate to its agricultural context and would not result in unacceptable visual harm to the character or appearance of the surrounding rural landscape.

Having regard to the matters set out within Schedule 2, Part 6, Class A of the GPDO, it is considered that the proposal raises no concerns in respect of its siting, design or external appearance. Accordingly, prior approval is not 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 - The site has been subject to a number of recent prior notification proposals under Part 6 Class A. The cumulative limitation in A.1(e)(ii) requires consideration of buildings erected, extended or altered by virtue of Class A within the preceding two years. The applicant has confirmed that not all

		permissions have been implemented nor are intended to be implemented.
(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