IC Planning

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[redacted]

Development Control

Huntingdonshire District Council

Pathfinder House

St Mary's Street

Huntingdon

PE29 3TN

17th March 2025

Dear sir/madam,

Prior notification for the construction of an agricultural building under Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 at East Lodge Farm, Leighton Bromswold, PE28 5BB

This cover letter accompanies a prior notification made to Huntingdonshire District Council ('the Council') for the construction of an agricultural building ('the proposal') at East Lodge Farm, Leighton Bromswold ('the site') under Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO').

Compliance with the aforementioned legislation will be demonstrated below, along with confirmation that the proposal will not raise any issues in terms of the matters for consideration outlined in the GPDO and consequently prior approval is not required.

The Proposal

The proposal is for the construction of a new agricultural building on a large farm unit located approximately 1km north east of Leighton Bromswold. The building is to be utilised as a grain store. It will be sited within the existing complex, directly to the north and west of the existing agricultural

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buildings. The building will measure 30.5m x 36.9m with a ridge height of 11m matching that of the building directly adjacent. It will be constructed with a concrete wall and steel profile panelling with a grey steel profile roof.

Compliance with Part 6, Class A

Part 6, Class A of the GPDO outlines that the following constitutes permitted development:

''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.''

However, the above permitted development rights are subject to the certain stipulations. The proposal on this occasion meets all stipulations for the following reasons:

(a) It will not be constructed on a separate parcel of land to the rest of the unit.
(b) No development has taken place on the unit under Part 3, Class Q or Class S in the last 10 years.
(c) It would not consist of the construction of, or extension to, a dwelling.
(d) The building has been designed for agricultural purposes, namely a grain store.
(e) The ground area would not be covered by any building used to accommodate livestock or plant and the building, together with the ground area of any building or any structure, works, plant, machinery, ponds or tanks within the same unit and within 90m of the proposed development which have been provided within the preceding 2 years, would not exceed 1,500m^2.
(f) The building is not within 3km of an aerodrome.
(g) No part of the building will exceed 12m in height.
(h) The building would not be within 25m of a trunk or classified road.
(i) The building will not accommodate livestock or be used for the storage of slurry or sludge.
(j) The building is not on article 2(4) land.
(k) The building would not be used to store fuel for or waste from a biomass boiler.
(l) The land is not within a Scheduled Ancient Monument.

Other Matters for Consideration

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Section A.2(2) outlines that before undertaking works under Part 6, Class A the developer must apply to the Local Planning Authority for a determination as to the whether prior approval is required as to the ''siting, design and external appearance of the building''.

The proposed building is of a typical design for the proposed use and will be very similar in appearance to the existing buildings on the unit. Furthermore, it will be sited within the confines of the existing unit and therefore will appear as part of the established farm rather than an outlying standalone building. Consequently, it will acceptable in design and landscape impact terms and prior approval should not be deemed necessary.

Conclusion

The proposal is for the construction of a grain store under Part 6, Class A of the GPDO. It has been demonstrated that all requirements have been met to ensure it constitutes permitted development under that legislation. Finally, it is also clear that the prior approval of the Local Planning Authority is not necessary in relation to the siting, design and external appearance of the building.

It is therefore requested that the Council issue a decision to this effect at their earliest convenience.

Yours sincerely,

[redacted]

Sam Thistlethwaite MRTPI

Managing Director at IC Planning

Enclosed: Application Form, Location Plan, Proposed Site Plan, and Proposed Elevations

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