HUNTINGDONSHIRE DISTRICT COUNCIL

24/02266/AGDET

OFFICER REPORT

Case No: **24/02266/AGDET** **Agricultural Determination**

Proposal: **Agricultural storage building**

Location: **Land At Junction Of Cross Drove And Straight Drove Wistow**

Applicant: **Mr Clive Dodson**

Grid Ref: **530109 282304**

DESCRIPTION OF SITE AND APPLICATION

The application seeks to erect a agricultural storage building for the storage of agricultural machinery, grain and straw. The application site is located at the land at the junction of Cross Drove and Straight Drove in Wistow.

This application seeks determination as to whether prior approval of the Local Planning Authority is required for the erection of a agricultural storage building measuring 30 metres in length, 15 metres in breadth, 6.4 metres height to the eaves and 7.6 metres height to the ridge. The proposed external materials would be box profile in brown to match the existing building with grain walling at the lower level with a fibre cement roof in grey to also match the existing building.

NATIONAL GUIDANCE

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 6, Class A.
For full details visit the government website: https://www.gov.uk

PLANNING ISSUES

Class A, Part 6 of the GPDO relates to agricultural development on units of 5 hectares or more, whereby it allows for the carrying out on agricultural land for the erection of a building or any excavation or engineering operations which is reasonably necessary for the purpose of agriculture on that unit.
Officer note: **Compliant. The applicant has confirmed that the unit of land is greater than 5 hectares (100 hectares as stated on the submitted application form).**

Having regard to the interpretation of Class A, under D.1 (1) of Part 6, 'agricultural land' is defined as land which is in use for agriculture and which is so used for the purposes of trade or business.
Officer note: **Compliant.**

It is also necessary to demonstrate that the development is reasonably necessary for the purposes of agriculture within that unit.
Officer note: **Compliant. The applicant has stated that the building would be used for storage of machinery, grain and straw.**

Development not permitted within the remits of Class A, Part 6 The Town and Country Planning (General Permitted Development) Order 2015 (as amended), are assessed below:
A.1 Development is not permitted by Class A if—

(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;
Officer note: **Compliant.**

(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;
Officer note: **Compliant.**

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;
Officer note: **Compliant.**

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
Officer note: **Compliant.**

(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; or
(ii) any building erected or extended or altered by virtue of Class A,
would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
Officer note: **Compliant.**

(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;
Officer note: **Compliant.**

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
Officer note: **Compliant.**

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
Officer note: **Compliant.**

(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;
Officer note: **Compliant.**

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
Officer note: **Compliant.**

(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.
Officer note: **Compliant.**

The relevant conditions set out in A.2 states that development consisting of (a) the erection, extension or alteration of a building
is permitted by Class A subject to the following condition—

(i) 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.

The proposed agricultural storage building would be sited at land at the junction of Cross Drove and Straight Drove, Wistow and would be in keeping with the character and appearance of the surrounding area. As previously mentioned, the building would measure 30 metres in length, 15 metres in breadth, 6.4 metres height to the eaves and 7.6 metres height to the ridge. The proposed external materials would be box profile in brown to match the existing building with grain walling at the lower level with a fibre cement roof in grey to also match the existing building.

The proposed building would be appropriate to the rural setting of the site. Prior approval for the siting, design and the external appearance of the building is therefore not required from the Local Planning Authority.

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CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**