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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Gidding Grove Farm

Address Line 1

Winwick Road

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Great Gidding

Postcode

PE28 5PD

Description of site location must be completed if postcode is not known:

Easting (x)

510980

Northing (y)

282133

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben and David

Surname

Roughton

Company Name

Address

Address line 1

Gidding Grove Farm Winwick Road

Address line 2

Address line 3

Town/City

Great Gidding

County

Cambridgeshire

Country

Postcode

PE28 5PD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Will

Surname

Simpkins

Company Name

Bletsoes

Address

Address line 1

Oakleigh House

Address line 2

Address line 3

Town/City

Thrapston

County

Country

United Kingdom

Postcode

NN14 4LJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

A general purpose, purpose-built agricultural building constructed from concrete wall panelling, traditional Yorkshire boarding and cement fibre sheets on the roof. The building features an appropriate roller shutter and personnel door.

Please state the dimensions of the building

Length

30.5 metres

Height to eaves

4.2 metres

Breadth

27.43 metres

Height to ridge

8.06 metres

Please describe the walls and the roof materials and colours

Walls

Materials

The building will have concrete thrust walling to the sites with Traditional Yorkshire boarding above.

External colour

Traditional Yorkshire Boarding

Roof

Materials

Fibre Cement sheets

External colour

Natural Grey

Has an agricultural building been constructed on this unit within the last two years?

◯ Yes
⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

◯ Yes
⊘ No

Would the ground area covered by the proposed building exceed:
- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

◯ Yes
⊘ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

◯ Yes
⊘ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

263.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

200

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The building will be used for agricultural purposes by the applicant (D and B Roughton), who operate a successful agricultural business based at Gidding Grove Farm. Following the loss of an existing building used by the applicants, a replacement building is now required to replace the lost space but also provide a building that will support the expansion of their farming business.

Gidding Grove Farm forms the main base for the enterprise with workshop facilities, machinery/ crop storage, livestock buildings, chemical store and the main farm residence. The area is predominantly in arable cropping with combinable crops.

The proposed building will be relocated from another farm, replacing an existing unsuitable structure and positioned at the edge of the existing yard, providing a much-needed, modern facility. The existing buildings at Gidding Grove Farm are in poor condition, limiting the ability of the business to expand. The building will be used to support the expansion of the farming business and will significantly increase the onsite grain storage, providing a greater degree of flexibility for grain marketing.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The proposed building will be a purpose-built agricultural building, built to modern specifications, providing better storage conditions for combinable crops and improved internal space for the safe operation of associated machinery.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [ ] Yes
- [x] No

What is the height of the proposed development?

8.0	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Declaration

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Will Simpkins

Date

15/04/2025