HUNTINGDONSHIRE DISTRICT COUNCIL

24/02287/AGDET

OFFICER REPORT

Case No: **24/02287/AGDET** **Agricultural Determination**

Proposal: **Construction of two general purpose storage buildings**

Location: **Land South Of 20 The Street Diddington**

Applicant: **Mr Andrew Johnson**

Grid Ref: **519516 265422**

DESCRIPTION OF SITE AND APPLICATION

The application relates to the field adjoining Manor Farm Yard on The Street Diddington and forms part of agricultural parcel that exceeds 5 hectares.

This application seeks to determine as to whether prior approval of the Local Planning Authority is required for the erection of two general purpose storage buildings.

The proposed buildings are the same design, materials, scale and massing and would be sited 9 metres apart to the east of an existing track road. The proposed building will be 18.29 metres in length, 9.14 metres in width, 5.13 metres in maximum ridge height. The built structures would be rectangular in shape with pitched roofs constructed with green panels to the lower section with a grey natural finish, green box profile cladding to the upper section and galvanised steel roller shutter doors in a galvanised finish. The roof would be grey profile 6R fibre cement sheets.

NATIONAL GUIDANCE

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

The National Planning Policy Framework (2024)

Planning Practice Guidance

For full details visit the government website: https://www.gov.uk

RELEVANT PLANNING HISTORY

The site has no found planning history.

CONSULTATIONS

N/A

REPRESENTATIONS

No representations received at time of determination.

SUMMARY OF ISSUES

The key issues to consider in the determining of the application are;

Permitted Development Criteria

Prior Approval Requirement

Permitted Development Criteria

The technical considerations for this proposal are laid down under Class A, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Officers have assessed the application against the General Permitted development Order as detailed below.

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 Comment: Compliant. The agricultural holding is 111.6 hectares in area as stated on the accompanying 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. The submitted holding plan/site plan shows the extent of the holding and the application form states that the land to which the application refers has been in use for agricultural purposes for 50 years which is supported by aerial images held by the LPA and a site visit to the location. It is therefore considered that the land meets the definition of agricultural land and is used for the purposes of a trade or business.
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 confirmed within the application form that the purpose of the building will be to support the maintenance of the grassland in and around Diddington and to provide space for storage of agricultural produce.
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. The submitted application documents have confirmed that this site forms part of this holding and does not comprise a separate site which is less than one hectare in area.
(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. The application and LPA records confirm that no development has taken place on the established agricultural unit under Class Q or Class S of the Order.
(c) it would consist of, or include the erection, extension or alteration of a dwelling;
Officer note: Compliant. The application does not include development that would fall under the above.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
Officer note: Compliant. The application is for an agricultural use.
(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 would exceed 1,000 square metres: or
(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres calculated as described in paragraph D.1(2)(a) of this Part;
Officer note: Compliant. The application states that the proposal is for storing agricultural produce and maintaining grassland support. The proposal is for two agricultural buildings each measuring 18.29 metres by 9.14 metres which each provides 66.94 square metres and together provides 133.89 square metres thereby not exceeding parts (i) or (ii) of part e.
(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. The proposal is not sited within 3 km of an aerodrome.
(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. The proposed structure does not exceed 12 meters in height.
(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. The structure is not located within 25 metres of a metalled part of a trunk or classified road as detailed on the accompanying location plan.
(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. The structure is not proposed 400 metres of the curtilage of a protected building.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
Officer note: Compliant. The proposal does not sit within Article 2(4) land and not connected to fish farming.
(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 or
Officer note: Compliant. The proposal would not be used for storing fuel for or waste from a biomass boiler or anaerobic digestion system.
(L) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.
Officer note: Compliant. The proposal would not be within the curtilage of a scheduled monument.
Prior Approval Requirement
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 siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;
(iii) (the development must not begin before the occurrence of one of the following—
(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.
(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval: or
(cc)the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination.
The proposed building would be sited at the end of a track road within the farm holding and would be reasonably close to other agricultural structures. The site is set outside of the built-up area of Diddington and the design, scale and materials proposed would be typical of an agricultural building and therefore appropriate to the rural setting of the site.
Given the scale, nature, materials and location of the works, officers consider the proposal acceptable in regard to its design, visual amenity and respect of the character of the immediate locality.
Therefore, the proposal is considered appropriate for the purposes of agricultural use and acceptable in its siting and appearance. Therefore, prior approval is not required from the Local Planning Authority.
Conclusion:
The Local Planning Authority considers that the development would constitute 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 siting, of the proposal are considered acceptable and do not require prior approval.
If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Marie Roseaman**