HUNTINGDONSHIRE DISTRICT COUNCIL

24/02033/AGDET

OFFICER REPORT

Case No: **24/02033/AGDET** **Agricultural Determination**

Proposal: **New straw/feed building for livestock**

Location: **Agricultural Buildings Laurence Lodge Bullock Road**

Applicant: **Mr Simon Debenham**

Grid Ref: **511645 292338**

DESCRIPTION OF SITE AND APPLICATION

The application seeks permission for a new straw/feed building for livestock at Laurence Lodge, Bullock Road, Elton.

This application seeks determination as to whether prior approval of the Local Planning Authority is required for the erection of a portal framed agricultural barn measuring 24 metres in width and 16 metres in depth. The proposed ridge height is approximately 9.4 metres, with eaves at 7 metres. The proposed materials for the roof would be fibre cement in grey. The upper side and end cladding will consist of tanalised Yorkshire boarding. The barn is open on all sides with the roof supported by green steel posts.

The resultant building shall be approx. 384m² and so below the maximum threshold (1500m²) allowed under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

However, it should be noted that for the purposes of the above, D.1(2)(a) of Part 6 details that the calculation comprises of the ground area which would be covered by the proposed development together with the ground area of any building (other than a dwelling), or any structure, works, plant machinery, ponds or tanks within the same unit which are being or have been provided within the preceding two years and any part of which would be within 90 metres of the proposed development.

The planning history for the site does not indicate that any such development has been sought under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposed materials for the roof would be fibre cement in grey. The upper side and end cladding will consist of tanalised Yorkshire boarding.

The application is assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 6, Class A.

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

RELEVANT PLANNING HISTORY

24/01736/AGDET - Erection of agricultural building for storing hay and straw (Require Details)

CONSULTATIONS

N/A

REPRESENTATIONS

N/A

SUMMARY OF ISSUES

Class A, Part 6 of the General Permitted Development Order (GDPO) 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 (15.5 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. The application site is within the countryside and a site visit confirms the agricultural character of the area.**

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 states that the building would be used as somewhere dry to store feed and bedding for livestock.**

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 1,500 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.

Officer note: **The proposed agricultural barn would not be excessive for its purpose and appears typical of an agricultural building and would fit in well considering the surrounding developments. Given its location, well separated from the village and in an area with rural character, it is not considered that the barn would be harmful to the character or appearance of the area. The location is set back from the highway behind existing buildings and therefore is considered not to present any highway safety concerns. It is not located within a conservation area and Local Authority mapping does not indicate that there are any sites of ancient monuments or historic parks or gardens which could present archaeological interest. The surrounding land has a large degree of permeability given its agricultural use. The application site is in flood zone 1 and has a very low risk of flooding as per the Environment Agency Data, therefore there would be no increased risk from surface water or flooding as a result.**

*Conclusion

The Local Planning Authority considers that the development would comply with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore prior approval will not be required for this development.

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CONTACT OFFICER:
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