OFFICER REPORT

Case No: 25/00086/AGDET Agricultural Determination

Proposal: Proposed agricultural shed

Location: Piggeries Four Hundred Farm House Whittlesey Road

Applicant: Mr T Caton

Grid Ref: 532928 291136

DESCRIPTION OF SITE AND APPLICATION

This application seeks determination as to whether or not prior approval of the Local Planning Authority is required for works to erect an agricultural shed within the farmstead known as Four Hundred Farm House Piggeries, Whittlesey Road, Benwick. As stated on the submitted application form, the proposed building would be 27 metres in length, 20 meters in breadth and 6.8 metres to the eaves and 9 metres to the ridge. The proposed agricultural shed would be constructed using green cladding on the walls and grey cladding on the roof. The accompanying application form states the proposed shed would be used to securely store a growing quantity of agricultural machinery.

The application site is located to the northeast of the village of Ramsey Forty Foot and is surrounded by several agricultural farm buildings and farmhouses. The site is located in Flood Zone 3 according to the latest mapping by the Environment Agency and therefore at the highest risk from flooding. No other statutory designations are located in the application site or in proximity to the application site.

The submitted application form confirms that the proposed agricultural development would be on a unit of 5 hectares or more (68.7ha).

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) Order 2015 (as amended), Schedule 2, Part 6, Class A.

PLANNING HISTORY

23/80248/COND- Discharge of Condition 4 (Acoustic Report) of 19/01703/FUL.- Refused 14.08.2023

20/80058/COND- Conditional Information for 19/01703/FUL: C3 (Additional Landscaping), C4 (Noise), C6 (Biodiversity)- refused 06.06.2023

19/01703/FUL- Proposed grain store with additional lean to store and fan house-Permitted 04.12.2029

CONSULTATIONS

N/A - No consultees are required in Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 6, Class A applications as the proposal is assessed against legislative criteria only.

REPRESENTATIONS

N/A - No third-party comments can be considered in Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 6, Class A applications as the proposal is assessed against legislative criteria only.

SUMMARY OF ISSUES

The application form declares the total area of the agricultural unit to be 68.7 hectares. As the unit of land is greater than 5 hectares, the proposal must be considered under the requirements of Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

In accordance with the criteria set out within Class A.1, the following development is permitted:

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.

Providing the proposal complies with the criteria of Class A, Part 6 The Town and Country Planning (General Permitted Development) Order 2015 (as amended), as assessed below:

(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 assessment: Compliant. 'The Site' section of the accompanying application form confirms the development would be located on a parcel of land 1 or more hectares in size.

(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 assessment: Compliant. Whilst permission for the erection of a grain store on the agricultural unit is extant, the development permitted was not carried out under Class Q or S of Part 3 (changes of use) of the GDPO 2015. Accompanying mapping details received by the LPA on the 21/01/2025 detail the extent of the agricultural holding. The council can ascertain that Class Q or S development under the Part 3 of the GDPO has not been carried out on the agricultural unit in the past 10 years.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

Officer assessment: Compliant.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

Officer assessment: Compliant. As stated on the application form, the applicant seeks to erect an agricultural storage shed for the secure storage of agricultural machinery.

(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,

Officer assessment: Compliant. The proposed agricultural building would be 540 metres squared.

(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 assessment: Compliant. The application site is not within 3 kilometres of the perimeter of an aerodrome and the maximum height of the building would be 9 metres (to the ridge).

(g) he 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 assessment: Compliant. The application site is not within 3 kilometres of the perimeter of an aerodrome and the maximum height of the building would be 9 metres (to the ridge).

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
Officer assessment: Compliant. The proposal is located over 25 metres from a public highway.

(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 assessment: Compliant. The application site is not within 400 meters of the curtilage of a protected building, nor would the proposed building be used for the accommodation of livestock or for the storage of slurry or sewage sludge (confirmed on the application form).

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
Officer assessment: Compliant. The application site is not located on or over article 2(4) land nor does the proposal involve excavations or engineering operations.

(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 assessment: Compliant. The accompanying application form confirms the building would not be used for the storage of fuel or waste.

(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 assessment: Compliant. The application site is not within the curtilage of a scheduled monument.

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 application meets the relevant legislative conditions as set out in paragraph A.1 of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and therefore constitutes as permitted development. The siting, design, dimensions and external appearance of the proposal are considered acceptable and do not require prior approval.

CONCLUSION
The Local Planning Authority considers that the development proposed would constitute as 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, design, dimensions and external appearance of the proposal are considered acceptable and do not require prior approval.

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CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**