HUNTINGDONSHIRE DISTRICT COUNCIL

25/00625/AGDET

OFFICER REPORT

Case No: **25/00625/AGDET** **Agricultural Determination**

Proposal: **Proposed erection of agricultural building to be utilised as grain store**

Location: **East Lodge Farm Sheep Street Leighton Bromswold**

Applicant: **Mr Henry Eayrs**

Grid Ref: **512553 275618**

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 building within the agricultural holding known as East Lodge Farm, Sheep Street, Leighton Bromswold. As stated on the submitted application form, the proposed building would be 36.9 metres in length, 30.5 meters in breadth and 6.5 metres to the eaves and 11 metres to the ridge. The proposed agricultural building would be constructed using green cladding on the walls and grey cement sheets on the roof. The accompanying application form states the proposed building would be for additional storage needed to support aquacultural operations (grain store as stated in the accompanying covering letter).

The application site is located to the northwest of the village of Abbotsley and is adjacent to agricultural farm buildings. The site is located in Flood Zone 1 according to the latest mapping by the Environment Agency and therefore at the lowest 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 (234ha).

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

7800004OUT for ERECTION OF FARMHOUSE
ST NEOTS ROAD ABBOTSLEY,
GRANTED dated 06.03.1978

78/00668/REM for ERECTION OF A FARMHOUSE
NEW BARNS FARM ABBOTSLEY,
GRANTED dated 31.07.1978

82/01058/FUL for STORAGE OF FROZEN FOODS
NEW BARNS FARM ABBOTSLEY,

GRANTED dated 09.11.1982

8500824FUL for CHANGE OF USE TO WORKSHOP
NEW BARNES FARM ABBOTSLEY,
GRANTED dated 22.07.1985

87/01634/S73 for Renewal of permission for workshop in farm building,
New Barns Farm, Abbotsley,
GRANTED dated 16.10.1987

92/01127/FUL for Change of use to furniture manufacture, repair and restoration (Class B1)
The Workshop, New Barns, St Neots Road, Abbotsley.,
GRANTED dated 20.10.1992

24/01619/FUL for Retrospective change of use, with associated works and hardstanding, of part of a workshop building to provide a Pilates (reformer) studio facility,
Withdrawn dated 14.01.2025

25/00376/CLED for Lawful development certificate existing for continued commercial use of site, demonstrating first permanent use, commencing in 1992 under former Use Class B1, and the continuous commercial use from 1992 to present day, spefically continuous use during previous 10 years under now Use Class E,
PENDING

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.

ASSESSMENT
The application form declares the total area of the agricultural unit to be 234 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:
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 assessment: Compliant. 'The Site' section of the accompanying application form confirms the development would be located on the same parcel of land.

(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. No rights have been utilised.

(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 and covering letter, the applicant seeks to erect an agricultural storage building for the secure storage of grain.

(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 is not for livestock or machinery and would not exceed 1,500 sqm. There is no recent history for any other Class A on the site.

(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.

(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 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 11 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 metalled part of a trunk road or classified road.

(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 proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge (confirmed on the application form and covering letter).

(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.

CONTACT OFFICER:
Enquiries about this report to **Hannah Hodges**