HUNTINGDONSHIRE DISTRICT COUNCIL

25/00867/AGDET

OFFICER REPORT

Case No: **25/00867/AGDET** **Agricultural Determination**

Proposal: **General purpose agricultural building to include storage of hay, feed and equipment in support of existing operations of the established agricultural business**

Location: **Land East Of Old St Ives Road (gated Road) Old Hurst**

Applicant: **Mr Andy Johnson**

Grid Ref: **530170 275711**

DESCRIPTION OF SITE AND APPLICATION

The application seeks permission for a new general purpose agricultural building to include storage of hay, feed and equipment in support of existing operations of the established agricultural business of Johnson's of Old Hurst, at land east of old St Ives Road.

This application seeks determination as to whether prior approval of the Local Planning Authority is required for the erection of an agricultural barn measuring 12 metres in width and 43 metres in length. The proposed ridge height is approximately 6.5 metres, with eaves at 5.1 metres. The proposed materials for the roof would be metal sheet cladding in juniper green. The exterior walls of the barn consist of the same metal sheet cladding in juniper green, above concrete panels with the barn therefore partly open on all sides.

The resultant building shall be 520m² as per the submitted cover letter 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) within the past two years and thus the dimensions are acceptable.

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

20/01899/AGDET - Shelter for winter months (Not Required)

21/00109/AGDET - Livestock needs shelter (Not Required)

21/01718/AGDET - Cattle steel frame building (Require Details)

22/00991/FUL - New open fronted cattle building (Permission)

24/00328/FUL - Erection of open fronted cattle building (pursuant to approval 22/00991/FUL) (Permission)

CONSULTATIONS

N/A

REPRESENTATIONS

N/A

SUMMARY OF ISSUES

The application form declares the total area of the agricultural unit to be 33.3 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.

(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 building for the secure storage of hay, feed and agricultural equipment.

(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 520m².

(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) 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 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 (as 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 **Josh France**