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Planning Development Control
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

BY EMAIL ONLY

7th October 2024

Dear Sirs,

Re: Prior Approval Application for Proposed General Purpose Agricultural Building at Garden Farm, The Town, Great Staughton PE19 5BE

We are pleased to submit an application under Schedule 2, Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended) for a proposed general purpose agricultural shed at the above-mentioned site address. The proposed building (centre point of site) is intended to be located at co-ordinates 511831 (Easting), 264002 (Northing).
By background Garden Farm is a livestock agricultural holding (beef) made up of 57 acres (23.06 hectares) owned land The land is owned and farmed by Mr and Mrs Mackay alongside their agrochemical supply farm business (Zantra Ltd) which is located within the current operational farm. The extent of land used for commercial purposes equates to 2.6 hectares and therefore the net operational agricultural land holding equates to 20.46 hectares.
There have been no previous agricultural prior approval applications during the time the applicants' have owned the Garden Farm and the last recorded Prior Approval recorded on the Council's planning archive was in 2008 (application reference 0802157AGDET which is incorrectly referenced as Garden Farm Cottage) The proposed building is required primarily to accommodate feedstock and equipment for the farm.
The Site Location Plan accompanying this submission shows the extent of the holding.

This letter sets out how the proposal meets the requirements of Schedule 2, Part 6 Class A.

Class A part A (a) allows for the erection of a building on an agricultural unit of 5 hectares or more. As explained in the introductory paragraph the holding extends to a total area of 20.46 hectares and therefore substantially exceeds the minimum threshold for Permitted Development rights to qualify. The Permitted Development Order sets out criteria where development is not permitted, and we address each point in turn.

(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;

The land holding exceeds 1 hectare and is contained within a single parcel as shown below.



Extent of Holding Shown Edged Red

(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;

No Development under Class Q or Class S of Part 3 has taken place on the agricultural holding.

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

The proposal is for an agricultural shed and no residential accommodation is proposed.

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

The building is required to accommodate feedstock and farm equipment and is therefore necessary for the purposes of agriculture.

(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 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

Amendments issued within the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 increased the 465m2 maximum floor area stipulated within paragraph (e)(ii) and substituted this area to a maximum area of 1000m2. This was further amended to 1500m2 in the 2024 amendments to the Act which came into force on 21st May 2024. The gross external footprint area shown on the application drawings amounts to 1379m2. Therefore, assessed against the calculation procedure specified within D.1 (2) (a) of the 2015 Permitted Development Order the proposed development falls beneath the maximum area of 1500m2.

(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;

The proposal site is not located within 3km 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;

The proposed ridge height of the building is 7.65m above finished floor level / ground level.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed building is located in excess of 25m from a metalled trunk and classified road. The separation from the public highway is 328m.

(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;

The proposal is not to accommodate livestock or to storage slurry or sewage sludge. It should however be noted that exceptions to accommodating livestock within 400m of a protected structure are provided at paragraph D(3) (b) (ii) and are noted below:-

"ii) in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions."

If Garden Farm require the shed to be utilised during calving then the Prior Approval process would allow for this activity to take place.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The agricultural enterprise is not connected with fish farming and is not located on Article 2(4) land.

(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.

The proposal is not connected with biomass or anaerobic digestion.

Schedule 2 Part 6 Class A also sets out a list of conditions needing to be met in order that the development can be meet the requirements of Permitted Development. Again, each are addressed in turn below.

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

The supporting statement has previously dealt with the issue of livestock. The building would not be used for the storage of slurry or for biomass or anaerobic digestion. Neither would it be used for the storage of fuel, waste from a boiler system or to house a hydro-turbine.

(b) where the development involves—
(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

The development does not propose the extraction of minerals.

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

The development will not involve the importation of any waste materials to the site.

We would therefore invite you to conclude that the proposals meet with the requirements of the General Permitted Development order. To assist in reviewing the application we enclose with the drawings scheduled below:-

Z/GS/24/010 Rev A	Proposed Block Plan
Z/GS/24/011 Rev A	Proposed Site Plan
Z/GS/24/012 Rev A	Proposed Plan & Elevations
Z/GS/24/013 Rev A	Site Location Plan

Should you require any additional information during your assessment do not hesitate to contact us.

Yours faithfully



A. Brown BA.Arch MCIAT
For and on behalf of
Alan Brown Development Services Ltd