OFFICER REPORT

Case No: **24/02302/AGDET** **Agricultural Determination**

Proposal: **Access track to bypass existing yard**

Location: **New Decoy Farm Long Drove Holme**

Applicant: **DJC Farms**

Grid Ref: **522917 288235**

DESCRIPTION OF SITE AND APPLICATION

The application seeks to create a new track to bypass the existing yard within the agricultural unit. The application site is located at New Decoy Farm, Long Drove, Holme.

This application seeks determination as to whether prior approval of the Local Planning Authority is required for the proposed access track.

The length of the new track would be 140 metres and 4 metres in width and the materials would be hardcore in a yellow colour.

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

PLANNING ISSUES

Class A, Part 6 of the GPDO 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.

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.

It is also necessary to demonstrate that the development is reasonably necessary for the purposes of agriculture within that unit.
Officer note: Compliant. The application form states that the track links to existing access tracks and would be used by agricultural machinery to bypass the existing yard. Officers are satisfied that the proposal is reasonably necessary for the purposes of agricultural uses within that unit.

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: Not applicable.

(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 1,000 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: Not applicable.

(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: Not applicable.

(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.

Conclusion:
The proposed works have been checked against the above criteria for permitted development and it is concluded that the proposal would be permitted development. The application from states that the length of the new track would be 140 metres long and 4 metres in width and the materials

would be hardcore in yellow colour. The proposed track would be appropriate to the rural setting of the site and is not considered to have any significant impacts on the rural landscape. Prior approval for the siting and means of construction of the access track is therefore not required from the Local Planning Authority.

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CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**