Our ref: AJD/24/092
Your ref: x/x

04/11/2024

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Dear Sir or Madam

Agricultural Determination for a Steel Frame Building

Further to the application made, please find below for your consideration further information.

DESCRIPTION OF SITE AND APPLICATION

This application seeks determination as to whether prior approval of the Local Planning Authority is required for an agricultural steel frame building.

The building will be utilised as a general purpose agricultural building, to provide storage area for the produce or equipment of the holding. The building will be situated to the South East of Common Farm, set back from the highway though accessed via an existing access point leading to the existing yard. It will be situated to the side of an existing agricultural building to the West of the site, with an existing dwelling and other existing barns further to the West of the site.

A specific holding plan is not required or provided, but the applicant is able to state on the proposed location plan that the Common Farm holding comprises of 143 hectares. This should be considered acceptable in confirming the extent of the agricultural holding.

NATIONAL GUIDANCE

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 6, Class A.

PLANNING HISTORY

Refer to 21/01489/AGDET

SUMMARY OF ISSUES

The agricultural holding, as stated on the submitted Location Plan, amounts to 143 acres. The land largely comprises of grassland with the farm operating as a working agricultural holding. The existing site comprises of a range of farm buildings for the operation of the farm and a dwellinghouse.

For the purposes of Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 6, Class A, "agricultural unit" means agricultural land which is occupied as a unit for the purposes of agriculture, including: (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person

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who occupies the unit, or (b) any dwelling on that land occupied by a farmworker.

"agricultural land" means land which, before development permitted by the Part is carried out, is land in use for agriculture and which is so used for the purposes of trade or business and excludes any dwellinghouse or garden.

The applicant has submitted information to determine that the site is agricultural land, for the purposes of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 6, Class A, and if so, if the land forms part of an agricultural unit and the size of any such unit. Based on the information submitted, the proposed development would accord with criterion a) of Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the holding is 143 hectares in size.

The applicant has confirmed that the unit of land on which the building is proposed is greater than 5 hectares and has provided evidence to demonstrate this. As such, the proposal must be considered under the requirements of Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

a) Works for the erection, extension or alteration of building [...] which are reasonably necessary for the purposes of agriculture within that unit.

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

a) The proposal does not relate to a separate parcel of land less than 1 hectare in size.
b) The proposal does not involve the erection or extension of an agricultural building on an established agricultural unit 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;
c) The proposal does not consist of, or include the erection, extension or alteration of a dwelling.
d) The building is designed for storage for agricultural purposes.
e) The ground area, including any other works referred to by this criteria, would not exceed 1000 square metres.
f) The proposed development is not within 3km of a licensed aerodrome*.
g) The maximum height of the building does not exceed 12m.
h) No part of the proposed development will be within 25m of the metalled part of any trunk or classified road.
i) The proposed development is not to be used for the accommodation of livestock or for the storage of slurry or sewage sludge within 400 metres of the curtilage of a protected building.
j) The proposal does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
k) The proposal does not involve storing fuel for or waste from a biomass boiler or anaerobic digestion system.

*On part (f) it is noted that to the South of the site is the former WWii airfield known as Little Gransden Airfield. This is an unlicensed airfield currently used by the Cambridge Gliding Centre. As this is not considered to be a licensed aerodrome under the terms of the Act this application is able to be considered as not within 3km of a licensed aerodrome.

Condition A.2(2) states that before beginning development permitted by Class A, the developer must apply to the Local Planning Authority for a determination as to whether the proper approval of the authority will be required as to the siting, design and external appearance of the building.

The proposed works have been checked against the criteria of A.1 and the agent is of the opinion that the proposal would be permitted development, as the proposed works conform to the legislation above. As a result, Officers consider the proposal would constitute permitted development and would not require an application for planning permission.

Siting:-

The application is accompanied by a Location Plan which shows the proposed agricultural building to the South East of the dwelling and group of other buildings at Common Farm. The building is situated to the side of an existing barn, and adjacent to other agricultural barns.
As such, it is considered that the siting of this agricultural building would be appropriate as it is situated adjacent to the main access route into the farm, and would be seen in the context of the existing farm, given its relationship to the other agricultural buildings on site. The building can be accessed internally off the main access to the farmyard. It is therefore considered that the proposal would not cause detrimental harm to the character of the area. Prior approval of the Local Planning Authority should therefore not be required for the siting of the proposed agricultural building.

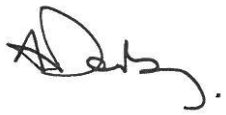
Design and Appearance:-

The details provided to accompany this application set out that the proposed agricultural building will be of a typical design of agricultural buildings. The materials will be Plastisol Coated Steel Sheeting wall and roof panels, in a Juniper Green 12B29.
The proposed building will measure a length of 15.25 metres, width of 10.975 metres and height to the ridge of 5.485 metres. The total floor area of the building will be 167 square metres. As such, prior approval of the Local Planning Authority should not be required for the design and appearance of the building.

Overall, the proposed agricultural building is considered to constitute permitted development and prior approval of the Local Planning Authority should not be required for the siting, design or appearance of the building.

We trust that this is satisfactory, but should you have any queries, please do not hesitate to contact me.

Yours sincerely



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