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Planning Services
Pathfinder House
Huntingdonshire District Council
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Our Ref: 2025.30

13th May 2025

Dear Sir/ Madam,

PROPOSAL: PRIOR APPROVAL APPLICATION – ERECTION OF A GENERAL PURPOSE AGRICULTURAL BUILDING

SITE: LAND WEST OF ST IVES ROAD, OLD HURST

I write on behalf of our client Mr Johnson (the 'Applicant'). Please find attached a Prior Approval Application for the Erection of a general purpose agricultural building (the 'Development') at land west of St Ives Road, Old Hurst (the 'Site'). Prior approval is applied for under the provisions of Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. The application is to confirm that the prior approval of the Local Planning Authority is not required for the impacts of the proposed development.

PROPOSED DEVELOPMENT

The proposal seeks the erection of general purpose building associated with the applicant's agricultural business.

The proposed barn has been designed to ensure that it is sympathetic with the surrounding area, whilst meeting the needs of the agricultural business. The externally the proposed barn will consist of juniper green sheet cladding above concrete panels. This will create an appearance sympathetic to the agricultural context of the site and adjacent buildings.

The barn measures 6.446m at its highest point and will have a footprint of 520 sqm. This scale ensures the proposal is within the requirements set out within Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

A search of the Huntingdonshire District Council Local Plan Policies Map 2036 shows that the site does not have any restrictions such as heritage assets or protected land.

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RELEVANT PLANNING HISTORY

Upon inspection of the Huntingdonshire District Council Planning Archives, the planning history for the site is as follows:

20/01899/AGDET	Shelter for winter months. **APPROVED 06/07/2021**
21/00109/AGDET	Livestock needs shelter. **APPROVED 06/07/2021**
21/01718/AGDET	Cattle steel frame building. **REFUSED 18/08/2021**
22/00991/FUL	New open fronted cattle building. **APPROVED 11/07/2022**
24/00328/FUL	Erection of open fronted cattle building (Pursuant to approval 22/00991/FUL). **APPROVED 17/04/2024**

THE LEGAL BACKGORUND

The 1990 Town & Country Planning Act

Section 55 (1) of the 1990 Act states that:

"Subject to the following provisions of this sections, in this Act, except where the context otherwise requires, "development", means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land"

Section 60 (1) of the 1990 Act states:

"Planning permission granted by a development order may be granted either unconditionally or subject to such conditions or limitations as may be specified in the order."

Part 6, Class was introduced on April 15, 2015. The most recent amendment in May 2024 allowed for an increase in the size of barns that can be erected or enlarged from 1,000 sqm to 1,500 sqm. The class confirms the erection of agricultural buildings in an agricultural area of 5 hectares or more, which are reasonably necessary for the purpose of agriculture.

CONSIDERATIONS

Permitted development

A. 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

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(b)any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit

The applicant is part of a local family actively farming the site which forms part of an established agricultural unit greater than 5Ha in size.

Three livestock buildings have been erected adjacent to the site within the agricultural unit in recent years pursuant to approvals 20/01899/AGDET, 21/00109/AGDET & 24/00328/FUL to assist the applicant in delivering a more efficient and competitive business model. The general purpose building proposed under this application will include storage of hay, grain, feed and equipment in support of existing agricultural operations at the unit.

Given that the site is agricultural land, and the proposed barn is necessary for the purpose of agriculture, the proposal therefore falls under the permitted development of Part 6, Class A.

Development not permitted

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;

The site forms a parcel of land that exceeds 1 hectare.

(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;

An inspection of the planning history shows that development under Class Q or S of Part 3 (changes of use) has not been carried out on this land within a period of 10 years ending with the date on which development under Class A(a)begins.

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

The proposal does not involve the erection, extension or alteration of a dwelling.

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

The proposed barn is to be used as a general purpose building for the storage of hay, grain, feed and equipment associated with the applicant's agricultural business.

(e)the ground area which would be covered by—

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

The proposal measures at 520 sqm which, combined with structures provided within the previous 2 years within 90 metres of the development (as required by paragraph D.1.(2)a), falls well within the 1500sqm limit.

(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;

Upon inspection, the site does not fall within 3 kilometres of an active 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 barn measures 6.446m in height.

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

Upon inspection, the proposed development is not within 25 metres of 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;

The proposed barn is not within 400 metres of the curtilage of a protected building, and is therefore compliant with this criterion.

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

The proposal is not connected to fish farming, nor will it involve the excavation or engineering operations on or over article 2(4) land. This therefore does not apply to the proposal.

(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

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(ii)is or would be within 400 metres of the curtilage of a protected building; or

The barn is not intended to be used for the storage or 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.

Upon inspection of the Huntingdonshire District Council Local Plan Policies Map 2036 and the Historic England Heritage List, the site does not contain or is within the curtilage of any scheduled monuments.

CONCLUSION

The proposal is for a Prior Approval Application for the erection of a general purpose agricultural building to support existing operations within an established agricultural unit greater than 5ha on land west of St Ives Road, Old Hurst. Therefore, the proposal benefits from the rights conveyed by Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

Given the criteria in the General Permitted Development Order are met, we are of the opinion that the proposal complies with the requirements set out under Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

We therefore request confirmation with regard to prior approval.

Yours faithfully,

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