HUNTINGDONSHIRE DISTRICT COUNCIL

25/00837/AGDET

OFFICER REPORT

Case No: **25/00837/AGDET** **Agricultural Determination**

Proposal: **Erection of new barn building (Barn B) for agricultural storage**

Location: **Pringle Farm Pringle Way Little Stukeley**

Applicant: **Mr S Kidney**

Grid Ref: **520858 275911**

DESCRIPTION OF SITE AND APPLICATION
This application seeks determination as to whether prior approval of the Local Planning Authority is required for the erection of new barn building (Barn B) for agricultural storage within the farmstead known as Pringle Farm, Little Stukeley. As stated on the submitted application form, the proposed agricultural barn would be 13.8m (length) x 8.6m (width) x 4.8m (height to ridge). The accompanying application form states the proposed barn would be used to store agricultural equipment such as mowers which are associated with the upkeep of the wider agricultural holding.

The application site is located to the south of RAF Alconbury and to the north of the village of Little Stukeley. The site is located in Flood Zone 1 according to the latest mapping by the Environment Agency and therefore at the lowest risk from fluvial flooding. The site is however at risk from varying surface water flooding. The site is located in the Little Stukeley Conservation Area and a grade II listed building known as 31 Pringle Way, Little Stukeley is in within the application site.

The submitted application form confirms that the proposed agricultural development would be on an agricultural unit of 5 hectares or more (5.3 ha).

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) Order 2015 (as amended), Schedule 2, Part 6, Class A.

PLANNING HISTORY
18/00719/FUL and 18/00720/LBC- Alterations and refurbishment of listed building. Refurbishment, partial demolition and conversion of curtilage listed stable (Barn C) to holiday lets (C3 use). Demolition of modern timber stables (Barns A and D) and replacement with holiday lets Barn H (C3 use), demolition of open Barn F and erection of enclosures- Permitted 09.08.2018

22/01614/FUL-Proposed single storey visitor reception, office and materials store-Permitted 21.03.2023

22/01053/AGDET-Agricultural barn-Details not required 15.06.2022

23/70099/PREAPP-Preliminary enquiry application to address Barn B (Watch Office)- Pre-App Amber Further Info/Amendment

23/02319/S73-Removal of conditions 3 (Holiday accommodation only in C and H) and 4 (Register) of 18/00719/FUL- Permitted 25.02.2025

CONSULTATIONS
N/A - No consultees are required in Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 6, Class A applications as the proposal is assessed against legislative criteria only.

REPRESENTATIONS
N/A - No third-party comments can be considered in Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 6, Class A applications as the proposal is assessed against legislative criteria only.

SUMMARY OF ISSUES
The application form declares the total area of the agricultural unit to be 5.3 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:

A1. Development is not permitted 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 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. Planning history on Pringle Farm indicates that no development under Class Q or S of Part 3 of the GDPO has been permitted on the site in the last 10 years.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;
Officer assessment: Compliant. The proposal is for the erection of an agricultural barn.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
Officer assessment: Compliant. The proposal is for the erection of an agricultural barn which would be used to store agricultural equipment such as mowers which are associated with the upkeep of the wider agricultural holding.

(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 proposal seeks to erect a 118.68m2 agricultural barn. The proposal would not exceed the threshold set out in paragraph e(ii). Paragraph e(i) is not applicable.

(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 operational 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;
Officer assessment: Compliant. The application site is not within 3 kilometres of the perimeter of an operational aerodrome and the height of the proposed building would not exceed 12m in height.

(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 accompanying block plan demonstrates the proposed building would be located approximately 100 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 proposed building would be within 400 meters of the curtilage of the grade II protected building known as 31 Pringle Way, Little Stukeley. Notwithstanding this, the building proposed would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

(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 on land connected with fish farming.

(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 proposed works does not seek to erect a building for 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 and dimensions 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 from the Local Planning Authority.

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CONTACT OFFICER:
Enquiries about this report to **Charlotte Dew**