
From: Matt Jedruch
Sent: 10 October 2025 11:39
To: 'chris.shouls@outlook.com'
Subject: 25/00873/AGDO - New Oak Farm, Barton in the Beans

Importance: High

Dear Chris,

Re: Notification to determine if prior approval is required for a portal framed agriculture building for housing cattle

I write as the Case Officer for the application above.

I have reviewed the proposal against the legislation, and unfortunately the proposal is not permitted development and Prior Approval is therefore refused.

The proposed agricultural building would be situated within 400m of a protected building, and therefore fails against criteria A.1 (i) of Part 6, Class A of the General Permitted Development order (2015):

<https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/6#commentary-key-0363aeb45493f148e201d7290dd8fd5b>

A “protected building” refers to any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include—

- (a) a building within the agricultural unit; or
- (b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture

In this case, all of the dwellings situated on West End fall within 400m of the proposed building.

The proposed building will therefore require an application for full planning permission.

Please could you confirm at your earliest convenience whether you wish for the Local Planning Authority to issue a decision for the Refusal of Prior Approval, or instead whether you wish to withdraw the application?

If you have any questions, please ask.

Kind regards,

Matt

Matt Jedruch (He/Him)

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