

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00641/AGDO

Permitted development

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.

Officer Statement on Class A eligibility and agricultural justification:

This application is for the construction of an agricultural building for the storage of fodder, bedding and agricultural machinery at New Hall Farm, Main Road, Sheepy Magna. The agricultural unit totals 276 hectares and according to the information provided has been in operation for over 100 years.

Information provided by the Applicant as part of this application with regard to agricultural unit size and years of operations differs from that provided in previous application 25/00348/AGDO. Notwithstanding this, it is accepted that the agricultural unit totals over 200 hectares and has been in operation for between 60-100 years. The discrepancy in this information does not affect the ability to satisfy Class A eligibility.

The proposed agricultural building is to be sited to the west of the existing internal access road. The existing agricultural buildings on the site are otherwise clustered along the eastern side of the same access road, to the east and north-east of the development site.

The proposed agricultural building has dimensions of 48.9 metres in length and 28.3 metres in width and a total ground area of 1383.87 square metres. It has an eaves height of 5.7 metres and a ridge height of 8.7 metres. The building has a fibre cement corrugated roof and is enclosed on three sides by half-height concrete panels at the base with box profile sheeting in juniper green to the eaves. The eastern elevation is open-sided and faces the internal access road.

The Applicant has clarified that the agricultural need for the building arises from the need to move out of substandard buildings that the farm makes use of at the adjacent Poplars Farm. The buildings at Poplars Farm are owned external to the farming partnership that owns New Hall Farm and are to be made redundant due to their condition. As such, the rearing of calves and pigs that currently occurs in buildings at Poplars Farm is to be relocated to the existing buildings at New Hall Farm, displacing existing fodder and machinery storage.

It is noted that a site visit was undertaken at New Hall Farm in April 2025 by the Planning Officer during assessment of 25/00348/AGDO. The evident agricultural use of the site and its existing buildings was observed. The Applicant's statement indicates the farm predominantly runs cattle, and cattle were seen present on site at the time of the visit.

In summary, it is considered that the site has an established agricultural use and forms part of an agricultural unit. The statement provided by the Applicant within the Application Form outlines the agricultural need for the proposed building. It is therefore considered that the proposal can be considered reasonably necessary for the purposes of agriculture.

Development is not permitted by Class A if:

(tick if triggered)

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(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	
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Comment:	<i>The development would not be carried out on a separate parcel under 1 hectare in area.</i>	
(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;	
Comment:	<i>There has been no development under Class Q or S of Part 3 undertaken within the past 10 years on the agricultural unit.</i>	
(c)	It would consist of, or include the erection, extension or alteration of a dwelling	
Comment:	<i>The development does not consist of or include the erection of, or extensions or alterations to a dwelling.</i>	
(d)	It would involve the provision of a building, structure or works not designed for agricultural purposes	
Comment:	<i>The proposed building is designed for agricultural purposes.</i>	
(e)	The ground area which would be covered by:- - 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 - any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	
Comment:	<i>The proposed building is not for the accommodation of livestock or any plant or machinery arising from engineering operations and does not exceed a ground area of 1,500 square metres.</i>	
(f)	The height of any part of any building, structure or works within 3 kilometers of the perimeter of an aerodrome would exceed 3 metres	
Comment:	<i>The proposed building is not within 3 kilometres of an aerodrome.</i>	
(g)	The height of any part of any building, structure or works not within 3 kilometers of the perimeter of an aerodrome would exceed 12 metres	
Comment:	<i>No part of the building would exceed 12 metres in height.</i>	
(h)	Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road	
Comment:	<i>The proposed development is not located within 25 metres of a metalled part of a trunk road or classified road.</i>	
(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;	
Comment:	<i>The proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.</i>	

(j)	It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	
Comment:	<i>The proposed development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.</i>	
(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. iii)	
Comment:	<i>The proposed building will not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system.</i>	
(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 schedule monument.	
Comment:	<i>The development site is not on or within the curtilage of a scheduled monument.</i>	
	Has another agricultural building been constructed within the last two years? (The guidance that accompanies Part 6 indicates that the calculation of the ground area should include other buildings constructed within the preceding two years. In considering the other building constructed, the development still falls within the 1000 square metre threshold).	
Comment:	<i>The application history and historic aerial imagery for the site suggest that no agricultural buildings have been constructed on site within the last two years.</i>	

The proposal meets the criteria of Class A of Part 6 of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The development site is screened from the settlement areas of Sheepy Magna but can be seen in eastbound views at the bend of Sheepy Road.

The views to the building from the highway are at a distance of approximately 230 metres. There is no pavement on either side of Sheepy Road and therefore views would be most likely from passing vehicles. The speed limit on this section of Sheepy Road is 60mph.

This vantage point along Sheepy Road has existing views toward sections of existing agricultural buildings at New Hall Farm, though these views are interrupted by hedgerow that would not screen the application building. Nonetheless, in the distant views afforded from this section of Sheepy Road toward the application site, agricultural buildings are already visible and form part of the visible rural character.

The scale of the proposed agricultural building is commensurate with the existing agricultural buildings on the site. The external material finishes are appropriate for a building of its type and would sit comfortably in the rural vernacular of the site.

It is therefore considered that while the agricultural building will be visible beyond land within New Hall Farm, views to it will be sufficiently distant and its design and material finishes are appropriate for the setting. In terms of design, siting and external appearance the proposal is therefore acceptable. Prior approval is required and granted.

Equality Implications

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equalities Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.