

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00799/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 is an application for a proposed agricultural hay/straw storage building. The agricultural unit comprises an area of 102.00 hectares and has operated for agricultural purposes for a period of 250 years.

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 southern side of the same access road. The building would measure approximately 30.40 meters in length, 15.24 meters in breadth, with an eaves height of 6.70 meters and a ridge height of 8.70 meters. Materials comprise the use of green PVC coated box profile steel sheeting to the walls and green profile 6 natural fibre cement to the roof.

The application form states the building is required for the safe storage of hay/straw to protect against weather conditions. The Agent has clarified that the reason the building location has been chosen is because the building will be used to house hay/straw. The agent's client had a hay/straw barn of this type next to the adjacent footpath (S63) which burned down a few years ago, as he is concerned of the possibility of it happening again, he wishes to locate it in the proposed location away from other buildings and footpaths. This field also has an existing track next to the site allowing for easy access to the building as required without having to construct additional access.

During assessment on the application an assessment has been conducted from the nearest public footpath (S63) alongside the review of Google Earth aerial views. There is an evident agricultural use at the site.

In summary, it is considered that the site has an established agricultural use and forms part of an agricultural unit. The application form and statement provided by the Agent outlines the 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)

✓

(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	
Comment:	The development will not be carried out on a separate parcel of land of less than 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;	
Comment:	No such development under Class Q or S has been carried out.	
(c)	It would consist of, or include the erection, extension or alteration of a dwelling	
Comment:	The development does not consist of or include the erection of, or extensions or alterations to a dwelling house.	

(d)	It would involve the provision of a building, structure or works not designed for agricultural purposes	
Comment:	The proposed hardstanding is designed for the purposes of agriculture, to improve the agricultural operations on site.	
(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; or - any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.2	
Comment:	The application is not for a building which would not exceed 1000 square metres and would not accommodate livestock	
(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:	The proposed development is not within 3 kilometres of an aerodrome.	
(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:	No part of the development would exceed 12 metres in height.	
(h)	Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road	
Comment:	The proposed development is not located 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;	
Comment:	The proposal is not for a building which would 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; or	
Comment:	The proposed development does not involve excavations or engineering operations on or over article 2(4) land which are 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.	
Comment:	The proposal does not relate to any development which will be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system	
(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.	
Comment:	The land/building is not. or within the curtilage of, a scheduled monument.	
	Has another agricultural building been constructed within the last two years? <i>(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).</i>	
Comment:	The development does not relate to the erection of an agricultural building.	

The proposal meets the criteria of Schedule 2, Part 6, Class A. The proposed unit is considered acceptable and justified within the site. In terms of design, external appearance and siting of the proposed extension, it is considered acceptable and therefore prior approval is granted in this case.

The views to the building from the highway are at a distance of approximately 502 metres. There is no pavement on either side of Cadeby and therefore views would be most likely from passing vehicles. The views to the building from the nearest public footpath (R63) are at a distance of approximately 165 metres.

This vantage point along Cadeby Lane has existing views toward sections of existing agricultural buildings at Manor Farm, though these views are interrupted from Cadeby Lane by hedgerow that would not screen the application building. Nonetheless, agricultural buildings are already visible and form part of the visible rural

character particularly to the public footpath (R63).

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 particularly to the public footpath (R63), it is considered to be satisfactory insofar as the building is visually well related to the other agricultural buildings nearby 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