

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00980/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:

The application is for the construction of an agricultural building for the storage of fodder and agricultural machinery at Fields Farm, Newbold Road, Barlestone. The agricultural unit is a 49 hectare cattle farm. The information provided states that the agricultural unit has been in operation for over 100 years.

The proposed agricultural building is to be sited to the south-west of the existing cluster of agricultural buildings central to the site. The proposed building would be located between a short section of hedgerow on the edge of the cluster of buildings and directly beside another existing agricultural building on the site.

The proposed building has dimensions of 12.19 metres by 13.72 metres and has a resulting ground area of 167.24 square metres. It has an eaves height of 5.18 metres and a ridge height of 6.4 metres.

The proposed building is to be enclosed on three sides with green box profile cladding and open on the remaining side. The roof is to be fibre cement with a grey finish.

The stated purpose of the extension is to store fodder and agricultural machinery.

It is noted that the Local Planning Authority (LPA) received a planning application 24/00007/FUL last year for the construction of a manege and horse lunge. This application was submitted by incoming owners of the site who intended to discontinue the agricultural use. It has been confirmed by the Planning Officer that this ownership never eventuated and instead the site was sold to the current owners, who are continuing the agricultural use. This was also previously established in the assessment of preceding applications 25/00368/AGDO and 25/00370/AGDO.

As mentioned above, there have been two previous Prior Approval notifications for Fields Farm submitted this year. 25/00368/AGDO was for the extension of an existing agricultural building for the purpose of fodder storage and was determined to constitute permitted development without need for further assessment. 25/00370/AGDO was for the extension of an existing agricultural building for the purpose of accommodating livestock and was determined not to constitute permitted development due to its proximity to protected buildings.

At a site visit undertaken on 30 October 2025 it was clearly observed that the site had a herd of cattle and that all existing agricultural buildings were in agricultural use. A significant quantity of hay was stored on site, evidently exceeding the capacity of existing buildings. In line with the Applicant's statement on the Application Form, no other agricultural buildings had recently been constructed within the unit.

In summary, it is considered that the site has an established agricultural use and forms part of an agricultural unit of sufficient size to justify the need for an additional agricultural building. Furthermore, the existing nearby buildings have been determined to be in active agricultural use without capacity to accommodate the breadth of the site's storage needs. As such, it is considered that the agricultural building 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	
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 ground area of the proposed building does not exceed 1,000 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 development 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 development 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.	
Comment:	<i>The proposed building will not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system and is not within 400m of the curtilage of a protected building.</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 scheduled 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? <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:	<i>There have been no other agricultural buildings constructed on site within the last two years. The Applicant has lodged a previous Prior Approval application for another agricultural building which they were advised was permitted development and could have proceeded to construct, however, it was observed on site on 30 October 2025 that the building had not been constructed.</i>	

The proposal meets the criteria of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development site is located over 350 metres from the nearest dwelling and over 400 metres from the nearest adopted highway, Newbold Road. The site is screened from its surrounds by other buildings within the agricultural unit, the dwellings along Newbold Road, and established trees and hedgerows in the surrounds.

A Public Right of Way (PRoW), footpath from Newbold Road to Fields Farm, passes through the site central to the cluster of existing buildings and would afford views of the proposed building from the south-east and more distantly from the north.

The height of the proposed building is slightly taller than surrounding buildings within the cluster of agricultural buildings within Fields Farm, however the scale is not unreasonable for an agricultural building. It is considered that the building would form part of the expected rural character of the site and that its appearance is consistent with the surrounding rural vernacular. The views of the building from the PRoW would be consistent with that of the existing surrounds and would not be unreasonable.

It is therefore considered that the design, siting and external appearance of the proposed agricultural building would be 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:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - 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.