

**The Town and Country Planning (General Permitted Development) (England) Order 2015 (As amended)  
Part 6 - Agricultural and Forestry Class: A: Agricultural Development on units of 5 hectares or more**

**Proposed Agricultural Permitted Development - Assessment**

**Application Ref: 24/00559/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 proposed engineering works, seeking to lay hardstanding around the existing agricultural buildings on site. The agricultural unit comprises of an area of 12 hectares and has operated for agricultural purposes for a period of 100 years.

The proposal is for hardstanding over an area of approximately 0.4 hectares within the site, and not a separate parcel of land. The justification provided by the applicant is that the concrete yard renewal is required for agricultural purposes and to eliminate any potential contamination issues. Currently the rainwater can run over dirty yards and thus drain to the surrounding environment, posing a pollution risk.

The proposal site is located in the Countryside south of Tinsel Lane and East of the A444. The site is accessed from Tinsel Lane, via a gated access which is currently made up of soil. The site is adjacent to other agricultural holdings who benefit from hardstanding. The development is not considered to cause any detrimental impacts to the visual amenity of the area, and would act as a visual improvement.

**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                                                                                                                                                                                                                                                              |  |
| <b>Comment:</b> | The development will not be carried out on a separate parcel of land of more 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;                   |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                                                                                          |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                                                                      |  |
| <b>Comment:</b> | 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:- <ul style="list-style-type: none"> <li>any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or</li> <li>any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.2</li> </ul> |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                          |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                     |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                                                    |  |
| <b>Comment:</b> | 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;     |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                                                  |  |
| <b>Comment:</b> | 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-<br>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<br>ii) is or would be within 400 metres of the curtilage of a protected building.                                                  |  |
| <b>Comment:</b> | 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                                                                                                                                                                                                                            |  |
|                 | Has another agricultural building been constructed within the last two years?<br><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> |  |
| <b>Comment:</b> | The development does not relate to the erection of an agricultural building.                                                                                                                                                                                                                                                                                                   |  |

The proposal does meet the criteria of Schedule 2, Part 6, Class A. The proposed hardstanding is considered acceptable and justified within the site. In terms of design, external appearance and siting of the proposed hardstanding, it is considered acceptable and therefore planning permission is not required.

### 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.