

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: 25/00391/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 an agricultural building at Woodview Farm, Ashby Road, Stapleton. The proposed building would measure 85.4 metres in length by 17.4 metres in breadth, with an eaves height of 7 metres and a ridge height of 9.5 metres. This creates a total footprint of 1,486 square metres. The structure is constructed with Merlin Grey ribbed composite cladding sheets.

The Application Form states that the agricultural unit comprises an area of 69 hectares and has operated for agricultural purposes for 70 years. The Applicant has only owned the site since February 2021 and the previous agricultural use of the site was related to dairy and livestock uses.

The Covering Letter states that the new agricultural building is necessary to support the introduction of potato production on 50 acres (20.2 hectares) of the farm by providing space for the secure storage of crop and the specialised equipment required for its harvesting and handling. This is because the existing buildings within the site are not suitable for modern machinery due to their low clearance and layout limitations. The Covering Letter states that the development shall provide specialist storage with a cooling floor for potatoes, secure indoor storage for wooden potato crates, a designated area for fertilisers and other materials, and secure space for potato harvesting equipment. Within the Covering Letter, the Applicant states that an average yield of potatoes would be 30 tonners per acre, and this would require 1,250 crates for storage for over 50 acres.

Therefore, the new agricultural building is reasonably necessary for the purposes of agriculture in these site-specific circumstances in accordance with Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 building is designed for the purposes of agriculture.	
(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 1,500 square metres calculated as described in paragraph D.2	
Comment:	The proposed building would exceed 1000 square metres and therefore exceeds the limitations of Class A of Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	
(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 proposed building would not 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;	
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; or	
Comment:	The proposed building will not 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 proposed building will not be carried out on land or a building that is or is 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 metres threshold).</i>	
Comment:	Based on historic satellite imagery, it is noted that the agricultural barn approved via 21/00485/GDO was constructed between 27 February 2022 and 21 May 2023. Whilst this might fall within the last two years, there is not sufficient evidence to demonstrate that the barn was not constructed prior to 08 May 2023.	

In light of the above, the proposal does meet the criteria of Part 6 of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('GPDO').

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; and
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - (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.