

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00135/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 hay storage at Valley Farm, Tinsel Lane, Wellsborough. The agricultural unit totals 324 hectares as part of a farming partnership between Valley Farm and Grange Farm. The information provided states that the agricultural unit has been in operation for over 100 years.

The proposed building is to be sited within a cluster of buildings south of Tinsel Lane, and attached to the western elevation of an existing agricultural building at Valley Farm.

The proposed building has dimensions of 23.5 metres by 61.1 metres with a ground area totalling 1435.85 square metres. It has an eaves height of 7.3 metres and a ridge height of 10 metres. The building is to be clad in box-profile metal sheeting finished in green over concrete panels on the walls and in box-profile metal sheeting finished in green for the roof, with 40 clear rooflights.

The stated purpose of the building is to store bales of hay that are currently either stored on site under temporary covers or off-site in a storage facility that is stated to be unavailable to the applicant going forward.

It was noted at a site visit undertaken on 6 March 2025 that the existing larger agricultural buildings on the site were in use for the storage of grain. Further smaller agricultural buildings east of the proposed building and central to the cluster of buildings on site, were in use for the storage of general agricultural supplies, machinery and agricultural workshop areas.

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 and to have insufficient available space to accommodate the intended hay storage. As such, it is considered that the agricultural building could 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</i>	

	<i>alterations to a dwelling house.</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 building exceeds 1,000 square metres but does not accommodate livestock. The building does not exceed 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 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 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 applicant has stated that there have been no agricultural buildings constructed on site within the last two years. The most recently permitted and constructed agricultural building 22/00093/AGDO was granted permission in October 2022 and the next available aerial image for the site dated 21 May 2023 shows the building in-situ. As such, without any information available to the contrary, the applicant's declaration that the building was constructed over two years ago is accepted.</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

visible from a distance from both Tinsel Lane and Twycross road and given this and the size of the proposed building, it is considered that prior approval is required.

The position of the proposed building is approximately 250 metres from Tinsel Lane, which is a narrow country laneway and an unclassified road, not intended for large volumes of traffic. Twycross Road is a classified A-road with higher traffic volumes, however the development site is over 1.1 kilometres away. The design, scale and material finish of the building are consistent with those of the buildings it is clustered with and sited directly west of. Though the building will be distantly visible from some public vantage points, it will comfortably present as part of the agricultural vernacular of the site.

It is therefore considered that in terms of design, siting, and external appearance the proposal is acceptable and prior approval is 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.