

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00498/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 storage building. The agricultural unit comprises an area of 50.00 hectares and has operated for agricultural purposes for a period of 100 years.

The proposed building would measure approximately 36.00 meters in length, 15.25 meters in breadth, with an eaves height of 5.50 meters and a ridge height of 7.00 meters. Materials comprise the use of concrete panels, bolted to steel uprights, with box profile green metal sheeting. The justification provided by the applicant is that the building proposed is required to store baled straw from the adjacent fields following harvest, whilst also storing expensive agricultural equipment during winter months once the straw has been moved.

The proposal is situated to the northwest corner of the site along the Burroughs Road. The site is agricultural in nature and is bordered by open countryside on all sides. The site is located outside of the settlement boundary for Ratby.

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:	Whilst no plan of the agricultural unit has been provided, it doesn't appear that such development 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:	Whilst limited information has been submitted, the information sets out the proposed use of the building for straw and machinery and there is nothing to suggest it would not be used for 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; or - any building erected or extended or altered by virtue of Class A, would exceed 1500 square metres, calculated as described in paragraph D.2	

Comment:	The application is not for livestock and the building which would not exceed 1000 square metres as calculated as described in paragraph D.2.	
(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, nor is it 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:	Whilst other buildings have been constructed under Part 6 this was more than 2 years ago and they are located in excess of 90m from the	

The proposal meets the criteria of Schedule 2, Part 6, Class A.

Design, Siting and External Appearance of the Building

As the proposal relates to the erection of a building the LPA must assess whether prior approval is required and accepted as to the design, external appearance and siting of the proposed building.

The proposed building would be a large, typical agricultural building clad with concrete panels at the base with box profile green metal sheeting to the eaves. The roof would be constructed with grey fibre cement roofing sheets. In isolation the external appearance/design is one of a typical agricultural building.

However, the building would be located in the middle of the field parcel some distance from the existing buildings serving the agricultural unit. The building would not be served by any existing surfaced track or other hardstanding. Ultimately the proposed building does not relate well to the existing built form and would be viewed as a somewhat isolated structure in the open countryside, encroaching on the open and intrinsic character of the field parcel and wider countryside.

The applicant has stated that "having some separation from the existing farm buildings will help to mitigate the risk of fire". It is understood that there is a PRoW running through the main farm yard and there are concerns about access to the building from this PRoW which is noted. However, as a result of it's siting the building

would be remote from the farm cottage, other agricultural buildings and recently approved industrial building and therefore there would be very little surveillance of the building and therefore it isn't considered that this fully justifies the location of the building.

Considering the scale of the building and that it is not well-related to the existing built form and farm units, the proposal would cause harm to the character of the area and the siting of the building is not judged to be acceptable. Prior approval is therefore refused.

It is likely the scale and design of the building would be acceptable were the building re-sited within the existing farmyard or adjoining it and a note to this effect will be placed on the decision notice.

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