

**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:** 26/00671/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 application is for the construction of two agricultural units within the Land Off Gibbets Lane Twycross. The proposal is for two storage buildings located side by side. These would be used for general storage primarily for straw and fodder beet but also corn.

The information provided states that the KC & DA Hughes farms 580 hectares (1,433 acres) of agricultural land of which 490 hectares are owned and 90 hectares are contract farmed.

Furthermore, the land is also considered to be of grade 2 / 3 land classification.

The application site is located adjacent to an existing agricultural building and would utilise an existing access point.

**Development is not permitted by Class A if:**

(tick if triggered)

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| (a)             | <i>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</i>                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <b>Comment:</b> | The development would not be carried out on a separate parcel under 1 hectare in area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| (b)             | <i>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;</i>                                                                                                                                                                                                  |  |
| <b>Comment:</b> | There has been no development under Class Q or S of Part 3 undertaken within the past 10 years on the agricultural unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| (c)             | <i>It would consist of, or include the erection, extension or alteration of a dwelling</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Comment:</b> | The development does not consist of or include the erection of, or extensions or alterations to a dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| (d)             | <i>It would involve the provision of a building, structure or works not designed for agricultural purposes</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Comment:</b> | The proposed works are for agricultural purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| (e)             | <p><i>The ground area which would be covered by:-</i></p> <ul style="list-style-type: none"> <li><i>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</i></li> <li><i>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*;</i></li> </ul> <p><i>*D.1(2)(a): the area comprises the ground area which would be covered by the proposed</i></p> |  |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                 | <i>development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.</i>                                                                         |  |
| <b>Comment:</b> | The proposal does not involve any works or structure for accommodating livestock or any plant or machinery arising from engineering operations, the proposal would consist of erection of two agricultural storage sheds that would not exceed 1500 square metres.<br><br>The proposed development is not within 90 metres of any agricultural building/development constructed within the last two years. |  |
| <b>(f)</b>      | <i>The height of any part of any building, structure or works within 3 kilometers of the perimeter of an aerodrome would exceed 3 metres</i>                                                                                                                                                                                                                                                               |  |
| <b>Comment:</b> | The proposed development is not within 3 kilometres of an aerodrome.                                                                                                                                                                                                                                                                                                                                       |  |
| <b>(g)</b>      | <i>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</i>                                                                                                                                                                                                                                                          |  |
| <b>Comment:</b> | No part of the development would exceed 12 metres in height.                                                                                                                                                                                                                                                                                                                                               |  |
| <b>(h)</b>      | <i>Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road</i>                                                                                                                                                                                                                                                                                         |  |
| <b>Comment:</b> | The proposed development is not located within 25 metres of a metalled part of a trunk road or classified road.                                                                                                                                                                                                                                                                                            |  |
| <b>(i)</b>      | <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;</i>                          |  |
| <b>Comment:</b> | The proposal does not involve a building, structure or excavation for accommodation of livestock or for storage of slurry or sewage.                                                                                                                                                                                                                                                                       |  |
| <b>(j)</b>      | <i>It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or</i>                                                                                                                                                                                                                                                                       |  |
| <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.                                                                                                                                                                                                                                                        |  |
| <b>(k)</b>      | <i>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.</i>                                                                     |  |
| <b>Comment:</b> | The proposed development is not 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.                                                                                                                                                                                                                          |  |
| <b>(l)</b>      | <i>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.</i>                                                                                                                                                                                                                                                    |  |
| <b>Comment:</b> | The development site is not on or within the curtilage of a scheduled monument.                                                                                                                                                                                                                                                                                                                            |  |

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).

In accordance with Condition A.2(2) the developer has applied to the LPA for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the buildings.

All details relating to the design and external appearance are shown on drawing Proposed Elevations and Floor Plan (ALS110-PP01A), and the siting of the buildings is shown on the Proposed Site Plan, both received by the Local Planning Authority on 22.07.2026. In terms of siting, the buildings would be located within the open countryside, but adjacent to an existing agricultural building and largely on existing hardstanding. Both agricultural buildings are designed with a similar appearance and detailing. They both feature a same total height of 10.43 metres. The plans show concrete panels to the lower sections of the elevations, with goose grey box-profile cladding to the upper elevations and roof. A roller shutter door and personnel access door, both finished

in goose grey, are proposed on the front elevation. The development would also incorporate uPVC guttering and uPVC downpipes. The designs are not dissimilar to the existing building, which alongside the close siting would help the buildings assimilate into the surroundings.

Given the above, the proposal is considered to be permitted development which in this instance does not require prior approval.

### 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.