

Proposed Agricultural Permitted Development - Assessment

Application Ref: 25/00368/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 extension to an existing agricultural building for the storage of fodder at Fields Farm, Newbold Road, Barlestone. The agricultural unit is a cattle farm and of 49 hectares. The information provided states that the agricultural unit has been in operation for over 100 years.

The proposed extension is to be sited south-west of the existing agricultural building, which is located within a cluster of buildings comprising other agricultural buildings and the Fields Farm farmhouse. The proposed extension is located within an existing parcel of land bound by fencing separating this section of the site from the farmhouse and surrounding paddocks.

The proposed extension has dimensions of 12.2 metres by 5.18 metres with a ground area totalling 63.19 square metres. It has an eaves height of 4.5 metres and a ridge height of 5.48 metres. The building is to be open sided with a fibre cement roof in a natural grey.

The stated purpose of the building is to store fodder for the cattle on site.

It is noted that the Local Planning Authority (LPA) received a planning application 24/00007/FUL last year for the construction of a manege and horse lunge. This application was submitted by incoming owners of the site who intended to discontinue the agricultural use of the site. It has been confirmed by the Planning Officer that this ownership never eventuated and instead the site was sold to the current owners, who are continuing the agricultural use.

At a site visit undertaken on 30 April 2025 it was clearly observed that the site had a sizable herd of cattle and that all existing agricultural buildings were in agricultural use. There was evidence of hay being stored outside of existing buildings, due to the existing open sided building being used for combined hay and farm vehicle storage.

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 fodder 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 will 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 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 proposed extension does not exceed 1,000 square metres nor does it result in a combined ground area with the existing building that exceeds 1,000 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? <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:	<i>There have been no other agricultural buildings constructed on site within the last two years. The Applicant has lodged a concurrent Prior Approval application for another agricultural building, however even combined with this application, the ground area of all buildings would not exceed 1,000 square metres.</i>	

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) and therefore is permitted development. The building sits between existing farm buildings and is well-screened from public views.

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.