

Proposed Agricultural Permitted Development - Assessment

Application Ref: 26/00366/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 the erection of a general purpose agricultural building at Land South of Wellsborough Road, Sheepy Parva. The agricultural unit comprises an area of 47.00 hectares and is said to have operated for agricultural purposes for a period of over 100 years.

The holding currently comprises open agricultural land with no existing buildings or infrastructure. The proposed building would be sited 140.00 metres to the north of adjacent highway, Wellsborough Road and would have dimensions of 39.00 metres in length and 27.00 metres in width, with a ground area totalling 975.00 square metres. It would have an eaves height of 6.00 metres and a ridge height of 9.50 metres. The building would be clad in juniper green single skin box profile sheeting, with pre-stressed concrete panelling on the walls, and fibre cement sheeting to the roof.

The stated purpose of the building is for the storage of harvested crops following harvest; the storage of agricultural machinery and equipment; and the storage of crop inputs, including seed, fertiliser and associated materials.

The agricultural justification statement states the proposed building is required to provide essential agricultural storage infrastructure to support the ongoing arable farming operations undertaken on the holding. The farm business cultivates a range of combinable crops, including cereals, oilseeds and pulses, which are harvested during a concentrated seasonal period. Once harvested, these crops must be stored promptly in appropriate conditions to preserve their quality, prevent deterioration and maintain their market value. At present, the holding lacks any purpose-built storage capacity. Existing arrangements rely entirely on off-site facilities, which are not functionally related to this parcel of land and result in operational inefficiencies. The provision of a general-purpose agricultural building will address these deficiencies by providing a secure, weatherproof environment designed for the storage and management of agricultural produce, machinery and crop inputs.

During assessment on the application Google Earth aerial views have been viewed, confirming that there is an evident agricultural use at the site.

In summary, it is considered that the site has an established agricultural use and forms part of an agricultural unit. The agricultural justification statement provided by the Agent outlines the need for the proposed building. It is therefore considered that the proposal can be considered reasonably necessary for the purposes of agriculture.

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:	<i>The development will not be carried out on a separate parcel of land of less than 1 hectare.</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>No such development under Class Q or S has been carried out.</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 not considered to be 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 operation would exceed 1000 square meters; 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:	<i>The application is not for livestock or any plant or machinery arising from engineering operations and the building would not exceed 1500 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 proposal is not for a building which would 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- - 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 - is or would be within 400 metres of the curtilage of a protected building.	
Comment:	<i>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</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 scheduled monument.	
Comment:	<i>The land/building 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>No agricultural buildings have been constructed within the last two years.</i>	

The proposal meets the criteria of Schedule 2, Part 6, Class A. The proposed unit is considered acceptable and justified within the site.

The site currently comprises open agricultural land with no existing built form. As such, there is no established farmstead which the building could reasonably be grouped. The proposed siting does, however, represent the most practical and logical position within the holding.

The building would be sited at the end of an existing access track 140.00 metres to the north of adjacent highway, Wellsborough Road, allowing direct and efficient access for agricultural vehicles and machinery without the need for new access routes to be formed. It would unarguably be highly visible from Wellsborough Road, nonetheless, a small, wooded area to the east of the proposed building would provide a degree of natural screening and visual containment, assisting in breaking up views of the development. The hedgerow to the north of the site is further to retained and replanting is proposed to take place to gap up and reinforce the existing roadside hedgerow, which will further enhance screening over time and soften views from the public highway. A Landscape Management Plan has been submitted with the application.

The scale of the proposed agricultural building and the external material finishes are appropriate for a building of its type and would sit comfortably in the rural vernacular of the site.

It is therefore considered that while the agricultural building will be highly visible, subject to re-placement planting and the Landscape Management Plan being complied with in full under the conditions and criteria of Class A, Part 6, Schedule 2 of the General Permitted Development (England) Order 2015 (as amended), it is considered to be satisfactory insofar as the building is sited most practical and logical position within the holding and its design and material finishes are appropriate for the setting. In terms of design, siting and external appearance the proposal is therefore acceptable. Prior approval is required and 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