

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00275/AG	Erection of agricultural building for storage of straw and machinery/equipment.	Land Off Ashwell Road Newnham Hertfordshire SG7 5JX

Submitted Plan Nos

100_01 100_02 100_03

1.0 Policies

1.0 Relevant History

24/00279/AG - Erection of agricultural building for storage of straw and machinery/equipment with external cladding and hardstanding. Prior Approval Not required.

23/02652/AG - Erection of agricultural building for storage of straw and machinery/equipment. Prior Approval Not Required.

2.0 Policies

2.1 Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6, Class A, (as amended) by the Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2024.

3.0 Representations

3.1 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site is part of Newnham Manor Farm which lies off Ashwell Road, Newnham.

4.2 Proposal

4.2.1 The application is for the erection of an agricultural building for storage of straw and machinery/equipment.

4.3 Key Issues

4.3.1 The erection of this building is development, and therefore the key consideration is whether it meets the test requirements of being agricultural permitted development, as set out under the Town and Country Planning General Permitted Development Order 2015, Part 6, Class A, and whether the visual impact of the building would result in requiring the prior approval of its siting, design, and external appearance.

4.3.2 The entire agricultural unit measures approx. 890 ha. Therefore, I consider that it does have the permitted development rights as set out under Part 6, Class A for agricultural development on units of more than 5 hectares for '*works for the erection, extension or alteration of a building*', subject to the restrictive criteria set out under that class. This is:

- ☐ The parcel of land comprising the Farm extends to approximately 890 hectares, significantly more than 1 hectare;

- ☐ Development under Class Q or S of Part 3 of this Schedule has not been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
- ☐ It is not works to a dwelling;
- ☐ It is for the purposes of agriculture storage.
- ☐ **The area of the building including apron and new access track would be a total of 1641 sqm and therefore greater than 1500 sqm in area. (Please note that the GPDO A.1(e)(ii) was amended and came into force on 21st May 2024) and the area changed from 1000 sqm to 1,500 sqm);**
- ☐ The building is not within 3km of an aerodrome;
- ☐ The building is less than 12m in height;
- ☐ It is not within 25m of a trunk or classified road;
- ☐ It would not be used for livestock, slurry or sewage sludge;
- ☐ It is not article 2(4) land and is not fish farming;
- ☐ It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system;
- ☐ It is not on land that is within the curtilage of a scheduled monument.

4.3.3 With regards to the conditions under Part 6 Class A:

- ☐ The building would not be used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;
- ☐ It does not involve the extraction of minerals from the site;
- ☐ Waste materials are not proposed to be brought on to the land from elsewhere.

4.3.4 The building would be a size and design typical for an agricultural building. The building would however be in open countryside isolated from any other farmyard or agricultural building(s) and would be clearly visible in the locality due to its size and proximity to public highways. Supporting information has been submitted with the application which states that '*The site chosen will be in line with the existing buildings on site but on the opposite side of the roads so will appear as a close knit group.*' I do not agree with this statement for the above reason.

4.3.5 As such, the proposed building is considered to detract from the open character of the countryside in the area proposed due to its siting.

4.3.6 On this basis, I conclude that the siting of the building is not acceptable; and the prior approval of the details of siting, design and external appearance are required and refused.

4.4 **Conclusion**

4.4.1 Prior approval is required and refused

5.0 **Recommendation**

5.1 Prior approval is required and refused for the following reason:

The proposed development is considered to a) fail to comply with the necessary criteria of the GPDO Part 6 and b) the siting of the building is objected to on the basis of causing unacceptable harm to the countryside. The application is therefore considered to fail to satisfy the requirements of Part 6, Class A of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 February 2025	