

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02619/AG	Erection of agricultural grain store following demolition of existing buildings.	Little Manor Farm Mill End Sandon Buntingford Hertfordshire SG9 0RS

Submitted Plan Nos

1011626 01 Rev 1 Existing Layout Proposed Layout Proposed Elevations

1.0 Relevant History

1.1 Extensive site history. None relevant.

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) (England) (Amendment) Order 2018.

3.0 Representations

3.1 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is Little Manor Farm, Mill End, Sandon

4.2 Proposal

4.2.1 The application is for the erection of an agricultural grain store following demolition of existing buildings.

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 Part 6, Class A of the GPDO states as follows:

A. *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.

In this respect, the development comprises the erection of an agricultural grain storage building within an existing agricultural enterprise. In terms of whether the development is reasonably necessary for the purposes of agriculture, the application is supported by a comprehensive justification statement which sets out that the building is required to provide secure, dry storage for crops produced on the holding, add value to the farm's output by maximising marketing flexibility and opportunities, and offer appropriate facilities to handle and store different crop types and varieties separately. The proposal would be facilitated by the removal of existing buildings which are in a poor state of repair, which would further justify a new building that is built to modern standards and requirements.

It is therefore considered that, based on the above justification, the proposed development is reasonably necessary for the purposes of agriculture, as required by this part of the GPDO.

4.3.3 The entire agricultural unit measures approx. 99.8ha. Therefore, it is considered 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. The proposed development, assessed against these criteria, is as follows:

- The development would not be carried out on a separate parcel of land forming part of the unit which is less 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;
- The development is not the erection, extension or alteration of a dwelling;
- The development is for the purposes of agriculture, for the storage of grain.
- The area of the structure proposed would be less than 1000 sqm in area. (Please note that the GPDO was amended in April 2018 and the area changed from 465 to 1,000 sqm);
- The development is not within 3km of an aerodrome;
- The development is less than 12m in height, it would be 10.2m in height to the ridge;
- The development is not within 25m of a trunk or classified road;
- The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.

- The development is not fish farming
- It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.
- The site is not within a scheduled monument.

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

- The building would not be used for the accommodation of livestock or for the storage of slurry and sewage sludge;
- The development does not involve the extraction of minerals from the site;
- Waste materials are not proposed to be brought on to the land from elsewhere.

4.3.5 With regards to the conditions under Part 6 Class A (2):

The proposal is for the erection of a building which under Class A (2) a i) is subject to the Prior Approval of the LPA as to the siting, design and external appearance of the building.

The application has been submitted with a proposed block plan, floor plans and elevations that show the proposed building. The building would be a typical agricultural building, with a shallow dual-pitched roof and finished in dark green polyester coated profile steel sheets to the walls and natural grey fibre cement sheets to the roof. The building would be sited amongst existing farm structures on the site. As such, it is considered that the proposed building will not look out of place in this location, as it is appropriate in the farming landscape and would be viewed in the context of the existing agricultural buildings nearby. On this basis, the siting and external appearance of the development is acceptable, and the prior approval of the details of siting, design and external appearance are not required

4.4 Conclusion

4.4.1 Prior approval is NOT REQUIRED.

5.0 Recommendation

5.1 Prior approval is **NOT REQUIRED**.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 November 2025	