

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03213/PNW	Installation of farm track	Land At Walnut Barn Kimpton Road Kimpton AL4 8LD

Submitted Plan Nos

A60485a B19202 Holding Plan

1.0 **Relevant History**

2.0 **Representations**

Site Notice, Press Notice and Neighbours – No comments received to date.

Site Notice start date: 14/07/2022 Expiry: 13/08/2022

Press Notice start date: 21/07/2022 Expiry: 13/08/2022

3.1 **Parish Council** – No reply received to date.

3.2 **HCC Highways** – Recommends refusal. Insufficient information:

1) No visibility splays have been provided. These need to take into account agricultural vehicles.

2) A Stage 1 road safety audit should be provided.

Later email exchanges indicated that a RSA was not necessary but advised that the splays would still be necessary.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

4.1.1 The application site comprises a holding off Kimpton Road, near to Kimpton. This is associated with 'Walnut Barn'. The total holding is approximately 9.02 Ha in area, with grassland and pockets of scrub and woodland. Hay making and livestock grazing are the primary operations within the holding.

4.2 **Proposal**

4.2.1 The application seeks the introduction of a new farm track, providing a permanent and sustainable means of access to the existing barn building.

4.2.2 The access track would be constructed from crushed concrete with a semi-permanent Geotextile membrane beneath and a top layer of road plainings.

4.3 **Key Issues**

4.3.1 The application is to be assessed under GPDO Part 6, Class A.

Permitted development

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.

The application advises that the development is necessary to formalise vehicle movements to the barn building. At present the surface is unmade and can become boggy, with wheels churning the soil. I consider that the reasoning, to provide a formalised access through the site to the barn is sufficient and can be deemed as being reasonably necessary.

The criteria and conditions are set out below:

A.1 Development is not permitted by Class A if—

- (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;**

The parcel of land is not less than 1 hectare and so complies with this criterion.

- (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;**

The proposal does not involve the erection or extension of any agricultural building and so complies with this criterion.

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;**

The proposal does not involve any of the above and so complies with this criterion.

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;**

The proposal is designed for agricultural purposes and so complies with this criterion

- (e) the ground area which would be covered by—**

- (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or**

- (ii) **any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;**

The proposal, although covering an existing grassed surface would not be used for accommodating livestock or covered by plant or machinery from engineering operations and so complies with this criterion.

- (f) **the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;**

The proposal does not involve a building or structure or works within 3 kilometers of the perimeter of an aerodrome and so complies with this criterion.

- (g) **the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;**

The proposal does not involve a building or structure or works within 3 kilometers of the perimeter of an aerodrome and so complies with this criterion.

- (h) **any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;**

No part of the proposal is within 25 metres of a metalled part of a trunk or classified road and so complies with this criterion.

- (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;**

The proposal does not involve any works in relation to accommodation of livestock or for the storage of slurry or sewage sludge and so complies with this criterion.

- (j) **it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or**

The proposal is not in connection with fish farming and so complies with this criterion.

- (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.**

The proposal does not relate to the storing of fuel or waste from a biomass boiler or anaerobic digestion system and so complies with this criterion.

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

4.3.4 Conditions

A.2—(1) Development is permitted by Class A subject to the following conditions—

- (a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not 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;
- (b) where the development involves—
 - (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
 - (ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;
- (c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

The proposal complies with this criterion.

- (2) Subject to sub-paragraph (3), development consisting of—
 - (a) the erection, extension or alteration of a building;
 - (b) the formation or alteration of a private way;
 - (c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or
 - (d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—
 - (i) the developer must, before beginning the development, apply to the local planning authority 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 building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;
 - (ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;
 - (iii) the development must not begin before the occurrence of one of the following—
 - (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or
 - (cc) the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

- (iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—
- (aa) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and
- (bb) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iv)(aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;
- (v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—
- (aa) where prior approval is required, in accordance with the details approved;
- (bb) where prior approval is not required, in accordance with the details submitted with the application; and
- (vi) the development must be carried out—
- (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;
- (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).

It is considered that under d (i), the siting of the proposed development would require the consideration of Highways impacts. It is acknowledged that there would be no changes to the main access onto Kimpton Road, but would potentially result in the intensification of the use of the access. Given the Highways objections, particularly, their need for visibility splays, I consider that the siting and design would not be acceptable, and consider that this application should be refused.

- (3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

N/A

- (4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

N/A

- (5) Where development consists of works for the erection, significant extension or significant alteration of a building and—
- (a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and
- (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be

removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

N/A

- (6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.

N/A

- (7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

N/A

4.4 **Conclusion**

- 4.4.1 Prior approval is required and is hereby refused.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 Not applicable.

5.0 **Recommendation**

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

1. Insufficient information has been submitted for the Highways Authority to consider the safety and suitability of the site entrance, with no visibility splays provided. Therefore, the proposal would be contrary to Policy T1 of the Local Plan 2011-2031 as the Highways Authority would be unable to consider and assess the safety of the access following the intensification of the use.

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 January 2026	