

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00443/AG	Extension to existing potato store following demolition of existing open fronted general purpose barn.	Radwell Bury Farm Radwell Lane Radwell Baldock Hertfordshire SG7 5ES

Submitted Plan Nos

Location Plan

1.0 **Relevant History**

08/03034/1 - Erection of potato storage building following demolition of two existing agricultural buildings. Conditional Permission.

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 Radwell Bury Farm which lies to the south of Radwell Lane in Radwell.

4.2 **Proposal**

- 4.2.1 The application is for the extension to existing potato store following demolition of existing open fronted general purpose barn.

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. 340 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 340 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 would be 138 sqm and therefore less than 1500 sqm in area.
- ☐ 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 extension to the existing building would be of a size and design typical for an agricultural building. Materials would match those of the existing building, namely steel portal frame with juniper green insulated panel cladding and goosewing grey insulated roof cladding. I therefore consider the building would relate well to existing buildings within the farmstead.

4.3.6 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: 4 March 2025	