

DELEGATED FILE NOTE

CASE OFFICER: ...Saffron Loasby.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01916/AG	Erection of machinery and straw barn.	Broadmere Pond Royston Road Barley Royston Hertfordshire SG8 8BN

Submitted Plan Nos

Proposed site location plan 26-34587 Machinery and Straw Barn

1.0 **Relevant History**

- 1.1 24/00716/AG - Erection of roof linking two existing barns to provide covered work area and erection of detached machinery storage building – PANR 24.04.2024
- 1.2 22/02213/FP - Use of land, including a part change of use of existing agricultural land, for the siting of 84 domestic storage containers to include associated engineering operations and installation of bund and planting following removal of 27 existing storage containers. Conditional permission – 23.03.2023
- 1.3 17/01298/1 - Siting of 31 No. domestic storage containers and the relocation of 2 existing containers. Conditional permission – 18.07.2017
- 1.4 16/01109/1 - Retention of 49 No. domestic storage containers – Conditional permission 05.07.2016
- 1.5 15/03215/AG - Erection of a steel portal frame building for grain storage and associated agricultural activities – PANR – 22.01.2016

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 in an isolated position off the Royston which sit some 250m off the main road and are screened to some degree by an existing hedge to the western boundary and a bund area with vegetation to the north and east boundaries. The southern boundary along the entrance is screened by existing trees and vegetation. The wider area is rural and there are no residential properties nearby.

4.2 **Proposal**

- 4.2.1 The application is for the erection of an agricultural building comprising 6 open bays, 36m in length, 12m in width and 5m to the eaves with a shallow 15-degree dual pitched roof. Materials comprise a steel frame with concrete panels, timber cladding and a fibre cement roof. The building is 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. 350 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 350 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 new concrete apron would be a total of approximately 1400sqm and therefore within the 1500 sqm in area threshold.
- ☐ 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 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.

4.3.5 The application has been submitted with a proposed location plan, block plan and elevation plans. The building would be a size and design typical for an agricultural building. The building would be located on higher levelled land, set just outside of the existing farmyard apron of development in a more open countryside location. The existing farmyard apron is not large enough to accommodate a further agricultural building and existing bunding limits siting the building immediately adjacent to the existing buildings on site. This would increase its visibility in the wider countryside, however it is set against a back drop of a mature tree boundary with other farm buildings visibly dotted across wider views. This building will not look out of place in this location. A site visit confirms there is currently farm machinery on the application site sitting uncovered and open to the elements. Supporting information has also been received from the applicant to confirm the area of farmed land.

4.3.6 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

4.3.7 On this basis, I conclude that the siting of the building 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

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I refer to the application you have submitted for a determination as to whether the Council's prior approval is required to the siting, design and external appearance of the proposed building.

From the information provided in your application, I have concluded, on behalf of the Local Planning Authority, that prior approval of the afore-mentioned details of the proposed development is not required in this case.

The development can, therefore, proceed in accordance with the provisions of Part 6, Class A of the Town and Country Planning General Permitted Development Order 2015 (as amended). Under the Order the development shall, except to the extent that the Local Planning Authority has otherwise agreed in writing, be carried out in accordance with the details submitted with the application and within a period of 3 years from the date of its receipt.

It is also a requirement that the Local Planning Authority be notified, in writing and within 7 days, of the date on which the development was substantially completed.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 September 2026	