

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00551/AG	Extension of bays to each end of existing steel framed open sided agricultural building for the storage of straw.	Redlands Farm Station Road Ashwell Hertfordshire SG7 5RN

Submitted Plan Nos

Location Plan

1.0 Policies

1.0 Relevant Site History

2.1 20/00072/AG - Erection of agricultural shed

Prior Approval Not Required.

2.2 09/01163/1AG - Erection of Grain Dryer building.

Prior Approval Not Required.

2.3 09/01163/1AG - Erection of Grain Dryer building.

Prior Approval 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 No consultation required.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is an area of agricultural land and barn situated south east of the village of Ashwell. The site is within the Rural Area Beyond the Green Belt.

4.2 Proposal

4.2.1 The application is for the extension to an existing agricultural barn. The extensions would be 11.85m and 18.56m deep by 15.24m wide, 7.32m to eaves and 9.35m to ridge.

4.2.2 The proposed materials are: Steel cladding, Juniper green: Concrete cladding, natural. Steelwork, Red and a grey fibre cement roof.

4.2.3 No elevation plan has been submitted, however the application form describes the proposal as:

"It is a largely open sided shed, designed to house straw and could not really be used for any purpose other than agriculture. The side of one end will be covered with cladding - this is the side

which is exposed to the prevailing wind and the cladding will therefore protect the straw from driving rain."

- 4.2.4 The applicant has provided the following statement within the application form to justify the need for the proposal:

"The shed will be used to store straw bales, instead of leaving them in the open where they deteriorate. The existing straw shed is not big enough to house all the straw harvested from this unit. The straw is sold throughout the year for animal bedding. During the winter any spare area of the shed not used for straw storage will be used to store machinery to protect it from the elements."

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 2024, 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 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 grain storage.

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. 16ha. 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:

- a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare;*

- b) 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;*
- c) The development is not the erection, extension or alteration of a dwelling;*
- d) The development is for the purposes of agriculture,*
- e) The area of the structure proposed would be less than 1500 sqm in area*
- f) The development is not within 3km of an aerodrome;*
- g) The development is less than 12m in height, it would be 9.5 in height to the ridge;*
- h) The development is not within 25m of a trunk or classified road;*
- i) The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.*
- j) The development is not fish farming*
- k) It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.*
- l) The site is not within a scheduled monument.*

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

- a) The building would not be used for the accommodation of livestock or for the storage of slurry and sewage sludge;*
- b) The development does not involve the extraction of minerals from the site;*
- c) 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 location plan and application form that outline and describe the proposed extension. The resulting building would be a typical agricultural building. The building would be sited beside 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 April 2026	