

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00210/AG	Siting of secure shipping container, water tank and diesel tank	Land Off Bedford Road Holwell Hertfordshire SG5 3RT

Submitted Plan Nos

PL-11C

1.0 Policies

1.0 **Relevant History**

- 1.1 24/02586/AG - Erection of grain store – Prior Approval Not Required
- 1.2 21/03368/PNW - Installation of farm track – Prior Approval not Required
- 1.3 21/02842/AG - Grain store – Prior Approval not Required
- 1.4 21/02557/AG - Erection of Grain Store - Erection of Grain Store
- 1.5 20/02236/AG - Erection of grain store – Prior Approval not 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) (England) (Amendment) Order 2018.

3.0 **Representations**

- 3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site & Surroundings**

- 4.1.1 The site is land off Bedford Road, Holwell. It is accessed off a track to the western side of Bedford Road.

4.2 **Proposal**

- 4.2.1 The application is for the siting of a secure shipping container for equipment storage and for a water tank and a diesel tank.

4.3 **Key Issues**

- 4.3.1 The erection of these structures is development, and therefore the key consideration is whether they meet 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 structures would result in requiring the prior approval of its siting, design, and external appearance.

- 4.3.2 Point A. specifies the forms of development that relevant to this Class A, Part 6 of the GPDO. These are set out below:

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,

The entire agricultural unit measures approx. 125 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.

With regards to the types of work permitted under this class, I do not consider that the proposed siting of the secure storage container, the water tank and the diesel tank would comprise works for the erection, extension or alteration of a building and would not comprise any excavation or engineering operation. Therefore, this application for prior approval should be **refused**.

The criteria under A.1 are discussed below.

- The parcel of land comprising the Farm extends to approximately 125 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.
- A proposal for a grain store was approved. Cumulatively, the grain store and these associated structures would measure less than 900 sqm, and therefore 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 site is not within 3km of an aerodrome;
- The structures are less than 12m in height maximum height of 2.2m 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 for fish farming;
- It is not proposed to store any fuel in these structures from a biomass boiler or an anaerobic digestion system.

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

- The structures 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.

4.4 **Conclusion**

- 4.4.1 The proposed siting of the secure storage container, water tank and diesel tank would not comprise development that would fall under Class A, Part 6 of the GPDO, and therefore it is recommended that this application for Prior approval is **REFUSED**.

5.0 **Recommendation**

- 5.1 Prior approval is **REFUSED**.

1. The proposed siting of the secure storage container, water tank and diesel tank would not comprise development that would fall under Class A, Part 6 of the GPDO, and therefore it is recommended that this application for Prior approval is REFUSED. The application is therefore considered to fail to satisfy the requirements of Part 6, Class A of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015.

Informative/s:

1. The council's current position based on the information provided is that what is proposed is development that requires planning permission.

Signed  Sam Dicocco	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 February 2025	

