

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02043/AG	Erection of No.2 manure shelters to existing pig housing and breeding sheds.	Land At Manor Farm Church Lane Bygrave Baldock Hertfordshire SG7 5EE

Submitted Plan Nos

PO1 PO2 PO3 PO4

1.0 Relevant History

1.1 None.

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 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is Manor Farm, Bygrave.

4.2 Proposal

4.2.1 The application is for the erection of NO.2 manure shelters to existing pig housing and breeding sheds.

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 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 extensions and alterations to buildings on agricultural land. In terms of whether the development is reasonably necessary for the purposes of agriculture, the applicant has provided the following justification for the proposal:

"The units in question are a muck store and pig housing units.

- ☐ *Roofing the muck store will reduce pollution by reducing ammonia emissions from the muck stored to the atmosphere. Prevent nitrates and phosphates entering and polluting watercourses through leaching and runoff. Roofing the muck store will also maximise the macro and micronutrients conserved and returned to the fields at the time of spreading, reducing artificial fertilizer requirements.*
- ☐ *The automatic floor scrapers will reduce ammonia emissions to the atmosphere.*

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. 25ha. 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. This is:

- The development would not be carried out on a separate parcel of land forming part of the unit which is less 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, for storage of farm machinery.
- The area of the structure proposed would be 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 building is not within 3km of an aerodrome;
- The building is less than 12m in height, it would be 10m in height to the ridge;
- It is not within 25m of a trunk or classified road;

- The proposed development would extend buildings used for livestock, but the buildings for this purpose would not be within 400m of the curtilage of a protected building, which excludes the farmhouse.
- It is not fish farming;
- It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.

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

- The building would be used for the accommodation of livestock but would not be within 400m of a protected building;
- 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.

4.3.5 With regards to the conditions under Part 6 Class A (2):

The proposal is for the erection of two extensions to existing agricultural buildings, 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 block plan, floor plans and elevations that show the proposed development to the existing buildings. The extensions would be open sided and match the ridge and eave heights of the exiting buildings. The roof would be finished in grey composite panels to match the existing buildings. As such, it is considered that the proposed extensions 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 October 2024	