

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00531/AG	Erection of detached manure store.	Standalone Farm Wilbury Road Letchworth Garden City Hertfordshire SG6 4JN

Submitted Plan Nos

2024-19-PL.100 2024-19-PL.101 2024-19-PL.102 SAF P04

1.0 Policies

1.0 Relevant History

- 1.1 Extensive site history ranging from agricultural to children's adventure related development in association with the wider farm use.

2.0 Policies

- 2.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO), Part 6, Class A – agricultural development on units of 5 hectares or more.

3.0 Representations

- 3.1 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The site is known as Standalone Farm which comprises of a listed farmhouse and a variety of agricultural buildings which serve for both farming and storage purposes.
- 4.1.2 The site is within the Green Belt and is outside of the settlement boundary for Letchworth. To the east of the site lies residential properties with open fields to the north and west.

4.2 Proposal

- 4.2.1 The application is for the erection of a detached manure store.
- 4.2.2 A Design and Access Statement is submitted in support of the development.

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) (England) Order 2015 (as amended), 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 a detached mature store. The justification for the building is that the current storage facility is open air on a impermeable hardstanding base, whereas a new covered storage building would serve to improve the environmental issues of storing mature, including the installation of specialist-designed drainage to collect runoff slurry. A building of this type would seek to prevent the constant risk of contamination to Pix Book during periods of heavy rainfall. Pix Brook is a chalk stream which runs vertically through the site and to the west of the proposed building.

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. 50.6 hectares. 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:

- 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;
- The development is not the erection, extension or alteration of a dwelling;
- The development is for the purposes of agriculture, for the storage of manure.
- 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 development is not within 3km of an aerodrome;
- The development is less than 12m in height, it would measure 6.6 metres in height to the ridge;
- The development is not within 25m of a trunk or classified road;
- The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.
- The development is not for fish farming
- It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.

- The site is not within the curtilage of a scheduled monument.

4.3.4 With regards to the conditions under Part 6 Class A (1):

- The building would not be used for the accommodation of livestock. for the storage of slurry and sewage sludge. an anaerobic digestion system, the storage of fuel or waste from that boiler or system or for housing a hydro-turbine.
- The development 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 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 location plan, existing and proposed site plans and a mature store plan and proposed elevations. The building would be a typical agricultural building, with a shallow dual-pitched roof finished in a fibre cement roof covering. Walls would be clad in vertical timber boarding with self-coloured concrete panels to the lower sections with the north elevation being part open facing away from residential properties. The DAS confirms lighting would be internal only.

The building would be sited to the east of an existing cattle barn and amongst other existing farm structures on the site, maintaining the building line.

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: 16 March 2026	