

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02586/AG	Erection of grain store	Land Off Bedford Road Holwell Hertfordshire SG5 3RT

Submitted Plan Nos

PL-10B PL-11B PL-12 PL-13A

1.0 Policies

1.0 Relevant History

- 1.1 21/03368/PNW - Installation of farm track – Prior Approval not Required
- 1.2 21/02842/AG - Grain store – Prior Approval not Required
- 1.3 21/02557/AG - Erection of Grain Store - Erection of Grain Store
- 1.4 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 erection of a grain store.

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. 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 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 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.

- The area of the building would be a total of 864 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 building is not within 3km of an aerodrome;

- The building is less than 12m in height maximum height of 9.8m 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 this building from a biomass boiler or an anaerobic digestion system.

- 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.

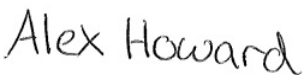
4.3.4 The building would be a size typical for an agricultural building. I do not consider that the new building will look out of place in this location, as it is appropriate in the farming landscape and would be viewed in the context of the existing farm buildings nearby. On this basis, I conclude that the siting and external appearance 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**.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 December 2024	

