

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02090/LDCP	Installation of storage container to store riding club equipment	The Old Football Field Luton White Hill Offley Hertfordshire SG5 3DP

Submitted Plan Nos

2315 YPUK P001 Rev P1 2315 YPUK P002 Rev P1 2315 YPUK P003 Rev P1

1.0 Policies

2.0 **Site History**

2.1 N/A

3.0 **Representations**

3.1 No consultation required

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises The Old Football field off White Hill, Offley. The land appears to be owned by the Parish Council, but is used for equestrian purposes by The Great Offley Riding Club.

4.2 **Proposal**

4.2.1 A Certificate of Lawfulness (proposed) is sought for the installation of storage container to store riding club equipment.

4.3 **Key Issues**

4.3.1 The key issues for consideration are whether the proposed development would require a specific planning permission or be considered 'permitted development' in line with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1

4.3.2 A. The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—

(a) **any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;**

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Interpretation of Class A

A.1 For the purposes of Class A, “urban development corporation” has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)(a).

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

The applicant submitting this application and land owner is Offley Parish Council, but the container appears to be for the benefit of the Great Offley Riding Club rather than as part of the statutory functions of the parish council. Therefore, it is considered that Class A of Part 12, Schedule 2 of the General Permitted Development Order is not applicable. The proposed shipping container is not proposed to be used for the benefit of the Parish Council and the land in its control. It is therefore considered that the proposed development is not compliant with the criteria set out above.

4.4 Conclusion

- 4.4.1 A Certificate of Lawfulness (proposed) cannot be issued on the basis that the proposed development does not constitute permitted development by virtue of Class A, Part 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 March 2026	