

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01096/AG	Erection of steel portal frame barn with cladding and associated hard surface	Agricultural Field To The West Side Of Hitchin Lane St Ippolyts Hertfordshire

Submitted Plan Nos

SM-STI-2025-001 SM-STI-2025-002 - SM-STI-2025-003 SM-STI-2025-004

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies within agricultural land to the west of Hitchin Lane, St Ippolyts and the Green Belt. The land is in agricultural use for the purposes of planning.

4.2 **Proposal**

4.2.1 Erection of steel portal frame barn with cladding and associated hard surface.

4.2.2 The proposed building is 13.9m wide, 18.2m deep with two closed sides with a curved roof peaking at 7.9m in height with eaves at 5.8m. The building will be served by a large sliding door on the front elevation and smaller doors on the east side elevation. There are no windows or skylights. It would have a floor area of 240 square metres. Materials to be used in the construction of the building will be a steel portal frame design with traditional grey/green colour metal cladding for the walls and standard colour grey metal roof cladding.

4.2.3 A supporting letter dated 22nd April 2025 has been submitted by the agent which details the proposal.

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. 11.76 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.

4.3.3 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.

The proposed development is required for the secure storage of harvest equipment/machinery, crops and associated stuffs. The agricultural unit does not have any crop storage facilities or general-purpose agricultural equipment & machinery storage for the land. Therefore, there is a need for these facilities on the agricultural unit to securely store harvest and core agricultural machinery undercover to reduce the risk of theft and harm to others. As such, I consider that the requirement for a building of this size and in this location for this purpose has been sufficiently demonstrated.

4.3.4 A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The site plan shows a parcel of land larger than 1 hectare in area and therefore complies with this criterion.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

The proposal complies with this criterion.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal relates only to an agricultural building and therefore complies with this criterion.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed building is for agricultural storage and therefore complies with this criterion.

(e) the ground area which would be covered by—

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations [would exceed 1,000 square metres]; or

(ii)any building erected or extended or altered by virtue of Class A [would exceed 1,500 square metres],

The proposed development complies with this criterion.

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The building would not be within 3 kilometres of the perimeter of an aerodrome and would not exceed 12m in height. The proposal therefore complies with this criterion.

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The proposed building would not be located within 25 metres of the metalled part of a trunk or classified road. The proposed development is therefore compliant with this criterion.

(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge and therefore complies with this criterion.

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

The proposed development would not be located on article 2(4) land.

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building [or

(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument].

The proposed development is not located within the curtilage of a scheduled monument and does not propose the storage any fuel in this building from a biomass boiler or an anaerobic digestion system. The proposed development is therefore compliant with this criterion.

4.3.5 A.2—(1) Development is permitted by Class A subject to the following conditions—

(a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not 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;

The proposed building would not be used for the accommodation of livestock, for the storage of slurry or sewage sludge or for the storage of fuel or waste from a biomass boiler or an aerobic digestion system. This condition is therefore not applicable.

(b)where the development involves—

(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or

**(ii)the removal of any mineral from a mineral-working deposit,
the mineral is not moved off the unit;**

The proposed development is for the storage of harvest equipment/machinery, crops and associated stuffs. This condition is therefore not applicable.

(c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

The proposal includes the construction of hardstanding outside of the building to provide access for heavy machinery. As such, this condition applies.

4.3.6 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 proposed block plan, floor plans and elevations that show the proposed building. The building would be a typical agricultural building, with a curved roof, steel portal frame with green/grey painted metal cladding for the walls and grey metal clad

roof, as to have a similar appearance to other agricultural buildings in the area. The proposed building would be sited on an area that provides a level plateau and would clearly be viewed as an agricultural building in the context of its setting. As such, it is considered that the proposed building will not look out of place in this location. 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.

4.5 Alternative Options

4.5.1 N/A

4.6 Pre-Commencement Conditions

4.6.1 N/A

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: 21 May 2025	