

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02890/AG	Erection of agricultural building	Land North Of Ashbrook Lane St Ippolyts Hertfordshire SG4 7PB

Submitted Plan Nos

24.120.DL0101_P1 24.120.DX0001_P1 24.120DK0001_P1 24.120.DK0002_P1 24-27973 Shaw-A1

1.0 Policies

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 No consultation undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is land off Ashbrook Lane, St Ippolyts. It is accessed from an entrance near Folly Lane.

4.2 Proposal

4.2.1 The application is for the erection of a general purpose agricultural building with a pitched roof; to be used for the storage of hay, straw, agricultural machinery and equipment.

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. 21 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 21 hectares, 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 648 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 8.44m 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.
- It is not within the curtilage of a scheduled monument.

4.3.3 With regards to the conditions under Part 6 Class A, A.2:

- 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.
- It does not involve the formation or alteration of a private way, as there is an existing access to the site, and no new private way is shown on the plans.

4.3.4 The building would be a size and design typical for an agricultural building. The building would however be in open countryside isolated from any other farmyard or agricultural building(s), and would be clearly visible in the locality due to its size and proximity to public highways. No supporting justification has also been submitted for the building, therefore it's not clear what specific purpose it would serve and which land it would be in association with.

4.3.5 As such, the proposed building is considered to detract from the open character of the countryside in the area proposed due to its siting, size and design. Furthermore, it's not clear what the justification for the proposed building is.

4.3.6 On this basis, I conclude that the siting and external appearance of the building is not acceptable; and the prior approval of the details of siting, design and external appearance are required and refused.

4.4 Conclusion

4.4.1 Prior approval is required and refused.

5.0 Recommendation

5.1 Prior approval is required and refused for the following reason:

1. The proposed development is considered to a) fail to comply with the necessary criteria of the GPDO Part 6 and b) the siting of the building is objected to on the basis of causing unacceptable harm to the countryside. The application is therefore considered to fail to satisfy the requirements of Part 6, Class A of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015.

1. The proposed development is considered to a) fail to comply with the necessary criteria of the GPDO Part 6 and b) the siting of the building is objected to on the basis of causing unacceptable harm to the countryside. The application is therefore considered to fail to satisfy the requirements of Part 6, Class A of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 January 2025	