

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00165/AG	Erection of agricultural building for storage of straw and machinery/equipment.	Straw Store Barn Ashwell Road Newnham Hertfordshire SG7 5JX

Submitted Plan Nos

BB-25-082-100-01_Rev 2 BB-25-082-100-02_Rev 2 BB-25-082-100-02_Rev 2

1.0 Policies

1.0 Relevant History

- 1.1 **23/02652/AG** Erection of agricultural building for storage of straw and machinery/equipment. **Prior Approval Not Required.**
- 1.2 **24/00279/AG** Erection of agricultural building for storage of straw and machinery/equipment with external cladding and hardstanding. **Prior Approval Not Required.**
- 1.3 **25/00275/AG** Erection of agricultural building for storage of straw and machinery/equipment. **Refused**

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 etc) (England) (Amendment) Order 2024.

3.0 Representations

- 3.1 Bedfordshire and River Ivel Internal Drainage Board - This proposal falls within the Board's district. No development shall take place within 9 m of a watercourse without our prior consent. Development includes planting, fencing and landscaping. Consent under the Land Drainage Act is separate from planning permission and not superseded by it. Please also note the following, bearing in mind our charging policies have recently changed. If surface water (or treated foul water) discharge is proposed to a watercourse within the Board's district (either directly or indirectly), the proposed development requires Land Drainage consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending payment of a surface water development contribution (SWDC), calculated in line with the Board's charging policy. The policy may be found at: <https://www.idbs.org.uk/consent-planning/> Whilst the consenting process as set out under the Land Drainage Act 1991 and the Board's Byelaws are separate from planning, the ability to implement planning permission may depend on the granting of consent.

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The site is located at Newnham Manor Farm, Ashwell Road Newnham

4.2 Proposal

- 4.2.1 The application is for the erection of agricultural building a spray shed, agricultural workshop and machinery store. The building will be 54.145 metres x 25 metres with eaves and ridge heights of 6 metres and 9.435 metres respectively.

- 4.2.2 Prior approval was obtained in January 2023 and 2024 on a different area of the farm but in close proximity to the application under consideration.

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 2024, 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 an agricultural building within an existing agricultural enterprise. In terms of whether the development is reasonably necessary for the purposes of agriculture, the application is supported by a comprehensive justification statement which sets out that the building is required to provide spray shed, agricultural workshop and machinery store.

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. 890ha. 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:

a) The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare;

b) 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;

c) The development is not the erection, extension or alteration of a dwelling;

d) The development is for the purposes of agriculture,

e) The area of the structure proposed would be less than 1500 sqm in area

f) The development is not within 3km of an aerodrome;

g) The development is less than 12m in height, it would be 9.5 in height to the ridge;

- h) The development is not within 25m of a trunk or classified road;
- i) The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.
- j) The development is not fish farming
- k) It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.
- l) The site is not within a scheduled monument.

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

- a) The building would not be used for the accommodation of livestock or for the storage of slurry and sewage sludge;
- b) The development does not involve the extraction of minerals from the site;
- c) 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 proposed location plan, block plan, floor plans and elevations that show the proposed building. The building would be a typical agricultural building. The building would be sited behind existing farm structures on the site and over 20 metres from the flood plain. 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.

Informative/s:

1. This proposal falls within the Board's district. No development shall take place within 9 m of a watercourse without our prior consent. Development includes planting, fencing and landscaping. Consent under the Land Drainage Act is separate from planning permission and not superseded by it. Please also note the following, bearing in mind our charging policies have recently changed.
If surface water (or treated foul water) discharge is proposed to a watercourse within the Board's district (either directly or indirectly), the proposed development requires Land Drainage consent in line with the Board's byelaws (specifically Byelaw 3). Any consent granted will likely be conditional, pending payment of a surface water development contribution (SWDC), calculated in line with the Board's charging policy. The policy may be found at:
<https://www.idbs.org.uk/consent-planning/>
Whilst the consenting process as set out under the Land Drainage Act 1991 and the Board's Byelaws are separate from planning, the ability to implement planning permission may depend on the granting of consent. We strongly recommend that any required consents are sought prior to determination of the planning application.
Bearing in mind the above, we note that there is no drainage strategy supplied with the application. Should the applicant intend to discharge surface water to soakaway, we recommend that a soak-in test be performed to determine site viability. Any subsequent soakaway should be constructed to BRE365 standard.
Please direct any reply to Scott Brewster on at the Board's offices.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 February 2026	

