

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03057/AG	Erection of agricultural building.	Lilley Bottom Farm Lilley Bottom Lilley Luton Hertfordshire LU2 8NH

Submitted Plan Nos

J0087329-25-04 issue 02 Block Plan 2.0 JCB-25-01 Agricultural Unit Plan J0087329-25-01 Site Plan
Appendix 2 - Streetmap Location Plan J0087329-25-03_Issue03 J0087329-25-02_Issue04

1.0 Policies

1.0 Relevant History

1.1 25/02722/AG Erection of agricultural building. Withdrawn

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 None undertaken.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 Lilley Bottom Farm consists of a farmhouse and a group of mainly modern farm buildings, which is surrounded by open countryside and close to the Lilley Bottom Road. The site lies within the Green Belt.

4.2 Proposal

4.2.1 The application is for the erection of an agricultural grain store following demolition of existing buildings.

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 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 additional secure, dry storage for crops produced on the holding, add value to the farm's output by maximising marketing flexibility and opportunities, and offer appropriate facilities to handle and store different crop types and varieties separately.

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. 137.21ha. 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, for the storage of grain.
- 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 10.2m 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, with a shallow dual-pitched roof and finished in dark grey and juniper green galvanised steel portal frame with concrete lower and profile plastisol cladding to the walls and grey fibre cement sheets to the roof. The building would be sited amongst existing farm structures on the site. 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

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: 18 December 2025	