

DELEGATED FILE NOTE

CASE OFFICER: ...Helen Watson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00670/AG

Erection of agricultural building for
machinery storage.

Land North Of Drapers Farm House
Rushden
Hertfordshire

Submitted Plan Nos

01 02 03 20-8349 Rev A

1.0 Policies

1.0 Relevant History

1.1 **20/02980/AG** - Erection of steel framed storage building. **Prior Approval Not Required.**

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 No consultation required.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The site is an area of agricultural land and barn situated north of the hamlet of Shaw Green.

4.2 Proposal

4.2.1 The application is for the erection of an agricultural building for the storage of grain. The building will be 36 metres x 18.288 metres with eaves and ridge heights of 4.877 metres and 7.383 metres respectively.

4.2.2 The building will consist of a steel frame, concrete and wooden cladding walls, green tin roof, uPVC gutters and drainpipes. Roller shutter doors to the front and side.

4.2.3 The statement submitted states that “additional storage is required for grain, wheat, barley and rape. The proposed barn will ensure that this can be kept dry, watertight and rodent/bird proof to comply with the Farm Assured criteria.” The existing barn on site is being used for the storage of farm machinery. The following statement has been provided:

“Grain stores require preparation and hygiene for long & short term storage with the main causes of spoilage being fungi, insects and mites. Grain remains a ‘living’ crop and it is susceptible to infection by moulds and infestation by pests. Monitoring the temperature and moisture content is important. In order to ensure this, grain should be clean and dry and stored separately from farm equipment and machinery.”

4.2.4 Prior approval was obtained in January 2021 for an adjacent barn.

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 grain storage.

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. 16ha. 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, site plan, roof and elevation plans that show the proposed building. The building would be a typical agricultural building. The building would be sited beside 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

4.4 Conclusion

4.4.1 Prior approval is not required.

5.0 Recommendation

5.1 Prior approval is not required.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 April 2026	