

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03245/AG	Erection of straw shed.	Manor Farm Church Lane Bygrave Hertfordshire SG7 5EE

Submitted Plan Nos

PO1 PO2 PO3

1.0 Policies

1.0 Relevant History

- 1.1 Extensive site history relating to agricultural/farm related development.

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 The site is Hunt Manor Farm, Church Lane, Bygrave

4.2 Proposal

- 4.2.1 The application is for the erection of a straw shed.

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 a straw shed. The justification for this is that the applicants house pigs both on slates and on straw. As more work is undertaken looking at 'soil to factory' and reducing the Carbon footprint on the farm, straw stacks outside are one area of farming where wastage occurs. Straw is baled, carted and stacked. Annually stacks are stored next to the pig styes, eight large bales high. Every year the top courses of bales suffer from damp ingress and cannot be used for health reasons for bedding pig livestock. It is calculated that 12.5% of the straw is wasted which is adding to the carbon footprint of the farm. It is essential that this is reduced and it is for this reason that the farm is applying to erect a portal frame building for straw storage. Officers have been to site and seen the stacks of hay, with the topmost bail visibly in poor condition, so this proposal would appear reasonable and justified. 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. 25ha. 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:

- The development would not be carried out on a separate parcel of land forming part of the unit which is less 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;
- The development is not the erection, extension or alteration of a dwelling;
- The development is for the purposes of agriculture, for the storage of straw.
- The area of the structure proposed would be 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 development is not within 3km of an aerodrome;
- The development is less than 12m in height, it would be 11.1m in height to the ridge;
- The development is not within 25m of a trunk or classified road;
- The proposed development would not be used for livestock or for the storage of slurry or sewage sludge.
- The development is not fish farming

- It is not proposed to store any fuel in this building from a biomass boiler or an anaerobic digestion system.
- The site is not within a scheduled monument.

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

- The building would not be used for the accommodation of livestock or for the storage of slurry and sewage sludge;
- The development does not involve the extraction of minerals from the site;
- 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 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 a steel portal frame with wall sheet metal cladding in black/olive green, and a profiled cement based roof in grey. The building would be sited amongst the existing farm structures on the site, maintaining the building line.

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 <i>Anne McDonald</i> Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 January 2026	