

2026/0476

Mr James Strafford

Erection of steel portal framed agricultural building (Prior Approval)

Green Farm, New Row Lane, Ingbirchworth

Planning History

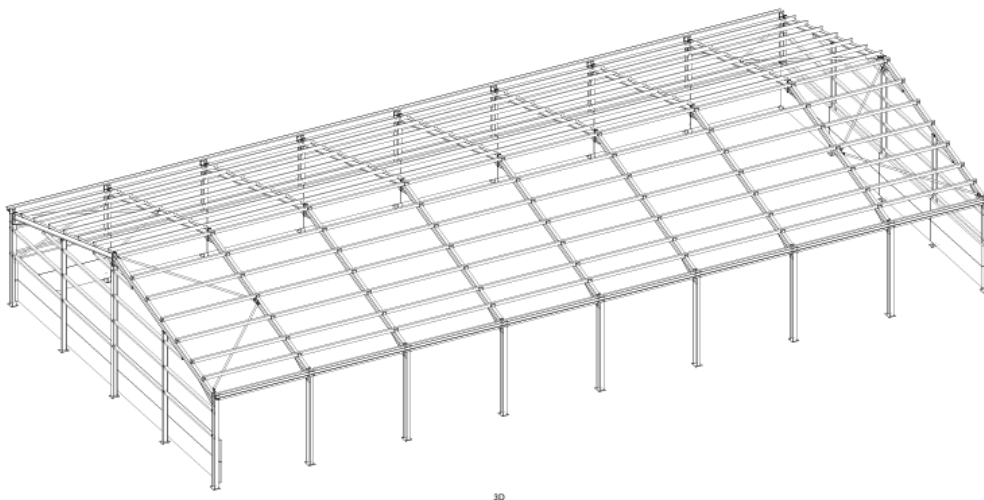
There is no planning history on the site.

Site Description

The application site is an open field to the north of High Lane, which is to the west of the village, Ingbirchworth. The fields are used for agricultural purposes and in connection with Green Farm which has an agricultural unit of over 39 hectares.

Proposed Development

The application proposes to erect a single agricultural building on an existing farm. The proposed elevations are shown below:



Policy Context

General Permitted Development Order – Prior Approval Procedure

Part 6, Class A

Agricultural and Forestry on units of 5 hectares or more

Part 6, section A of the GPDO allows for the 28 day prior notification procedure for the erection of agricultural buildings and extensions for agricultural units of over 5 hectares. Permitted development

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.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins; (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;
- (e) the ground area which would be covered by—
 - (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
 - (ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;
- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;
- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
 - (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
 - (ii) is or would be within 400 metres of the curtilage of a protected building.

Subject to conditions

For the purposes of Classes A, B and C—

- (a) an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;

Consultations / Representations

No consultations were required and no representations have been received.

Assessment

Part 6 – Agricultural and Forestry, Section A – ‘*agricultural development on units of 5 hectares or more*’ of the GPDO allows for the 28 day prior notification procedure, which allows the local authority to request the prior approval of the siting, design and external appearance of the building in the form of a Planning Application if necessary.

The applicant is proposing the erection of an agricultural building.

In terms of Part 6, Section A - A.1 Development not permitted, the following have been assessed:-

- The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- The proposal would not consist of the erection or extension of any agricultural building on an established agricultural unit (where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins; (c) it would consist of, or include, the erection, extension or alteration of a dwelling;
- The structure has been designed for agricultural purposes;
- The ground area which would be covered by any building erected or extended or altered by virtue of Class A, would not exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) - (the area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development – includes the 2024 Prior Notification (under application 2024/0766) was given for the erection of open top slurry store which measured 460sqm in area – total including proposed silage pit 961sqm.
- the development would not be within 25 metres of a metalled part of a trunk road or classified road;
- The building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;
- The building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

Whilst an agricultural holding number has not been provided, the applicant has applied for the proposed building under the Prior Notification Procedure and there must be an existing agricultural trade or business in operation on the land, in order for the farmer/landowner to benefit from permitted development rights.

Assessment of siting, design and external appearance

The proposed building is sited in an acceptable location, as it will sit directly adjacent to an existing agricultural building. This keeps the built form somewhat contained so that there are limited ‘sporadic’ buildings across the farm. The building would be of a purpose built design and acceptable materials, including concrete and timber panels with an open

frontage and an overall design that will harmonise with the existing adjacent building. The building is of a reasonable size and typical of that agricultural nature and is therefore acceptable.

Conclusion

Having reviewed the relevant legislation, the proposed development is considered to comply with Parts A to I of Schedule 2, Part 6, Class A of the General Permitted Development Order (GDPO), including the associated conditions.

The agricultural building is considered to be of an appropriate size, location and design and is justified for agricultural purposes. Accordingly, the Local Planning Authority (LPA) concludes that prior approval is not required.

Recommendation

Prior Approval Not Required