

21<sup>st</sup> March 2023

Ben Bendall  
Planning and Strategic Housing  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire . GL7 1PX

Dear Ben,

**PRIOR NOTIFICATION FOR THE CONSTRUCTION OF AN  
AGRICULTURAL STORAGE BUILDING AT  
PICCOLO FARM, PINKWELL, CHEDWORTH, GLOS. GL54 4NE**

This letter is submitted to accompany a Prior Notification application concerning the proposed construction of an agricultural storage building pursuant to Class A, Part 6 (agricultural and forestry) Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments.

Please find enclosed in support of this application;

The appropriate and completed application form

The appropriate application fee of £96

A drawing package consisting of;

- o Site location plan (1:2,500) – dwg. no. 041L001
- o Existing block plan (1:1,250) – dwg. no. 041L002
- o Proposed block plan (1:1,250) – dwg. no. 041L003
- o Proposed block plan (1:500) – dwg. no. 041L004
- o Proposed plans & elevations (1:200) – dwg. no. 041L010

We are seeking the council's determination as to whether prior approval is required in respect of;

- (1) the siting, design and external appearance of the buildings

## **1. APPLICATION SITE**

- 1.1. Piccolo Farm is situated within the hamlet of Pinkwell located to the Southwest of the Cotswold village of Chedworth. It is approximately 10 km north of the local service centre of Cirencester, as illustrated on the map extracts below;

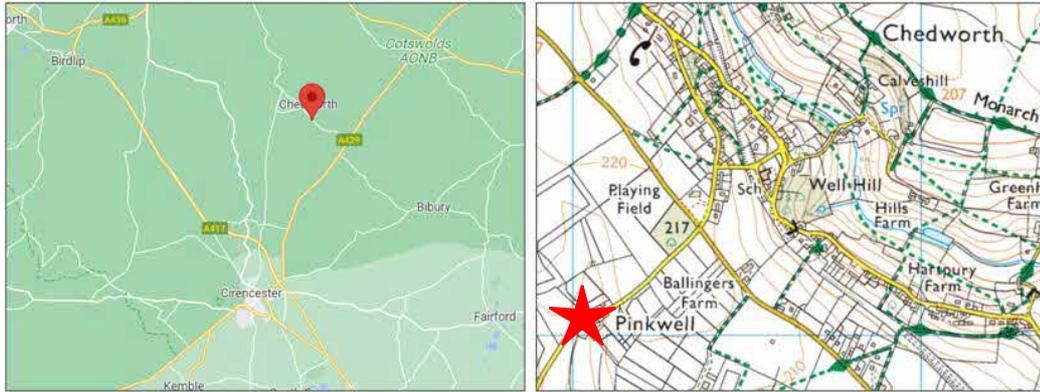


Figure 1: Location of site (source: Google Maps)    Figure 2: OS Map extract (source: streetmap.co.uk)

- 1.2. The farm extends to approximately 32 acres (13 hectares) and forms part of the established agricultural unit with the holding number 14/194/0037.
- 1.3. The land associated with the agricultural holding is made up of a mixture of permanent pasture and land put into an arable crop rotation. In addition, there is a small area of woodland to the Southeast.
- 1.4. The landholding is outlined by the red dashed line on the satellite image below, with the proposed location of the agricultural building outlined in yellow.



Figure 3: Satellite image of the site (source: Google Maps)

- 1.5. The application site has specifically been chosen for its ability to assimilate a building of this nature within the existing contours of the site. Please refer to both the existing (dwg.no 041 L002) & proposed block plans (dwg.no 041 L003) for an illustration of this within the Section plan at the bottom of the page.
- 1.6. In addition, the area is serviced by an existing agricultural track, which runs adjacent to the historic field boundary (Cotswold Stone Wall) and provides access to the fields beyond the subject site.

## 2. PLANNING DESIGNATIONS

- 2.1. Location – The site is located outside of any defined settlement boundary and consequently is considered from a planning perspective to be set within the open countryside.
- 2.2. Landscape - The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB).
- 2.3. Ecological - There are no known designated areas of ecological importance in the near vicinity to the subject site.
- 2.4. Environmental - The site is located within the Environment Agency designated Flood Zone 1, an area identified by the EA as having the lowest risk of flooding.
- 2.5. Heritage– To the west of the subject site, at a distance of approximately 550m, is the Scheduled Ancient Monument known as the Pinkwell Long Barrow. The site is located outside of the Chedworth Conservation Area.
- 2.6. Public Rights of Way – To the north of the subject site, at a distance of approximately 275 m, is a public footpath known as Chedworth Footpath 62 (no. KCH62), which is not impacted by the proposals.

## 3. PROPOSAL JUSTIFICATION

### Background and proposal

- 3.1. The applicant not only farms the land associated with Piccolo Farm (32 acres) but a significant local acreage under contract farming arrangements .
- 3.2. This agricultural business has grown to a point at which its operations and activities need an appropriate and secure storage facility.
- 3.3. The proposed site has been proactively chosen for both its discrete setting within the wider landscape and its existing & established access.
- 3.4. The proposals will be utilised to store agricultural equipment and machinery, in addition to 2 bays of secure, lockable storage .
- 3.5. This will help to raise the standard of working environment on the existing farm and the visual appearance of the area as such equipment and machinery will be kept under cover and out of the elements.

## 4. DESCRIPTION AND MATERIALS OF PROPOSED DEVELOPMENT

- 4.1. The proposed building is simple in design with a gross internal floor area (GIFA) of c. 547.50 sqm (36.5m X 15m).
- 4.2. To the east of the building, is an associated 6 X 36.5m hardstanding apron (c. 219 sqm), which in turn is accessed via a new 3 X 23m spur off the existing field access track.
- 4.3. As you will see upon review of the submitted proposals, the building has been proactively designed with its end use in mind.
- 4.4. The building comprises of 6 bays under a pitched roof, with a roof light proposed in each bay (either side of the ridge) to internally provide some natural light.
- 4.5. The 3 closed sides will be clad with box profile sheeting, finished to a height of c. 4.5m to the eaves. This will rise to c.6.75m to the ridge.
- 4.6. The roof will be finished with corrugated metal sheet roof and box profile guttering.
- 4.7. The forth side (east) of two of the bays will be closed to the elements to provide an area of secure, lockable storage. Both bays will benefit from a roller shutter door, in addition to a pedestrian door to the south east corner of the east elevation.
- 4.8. The design of the proposals are therefore not uncommon place within the local agricultural context.

## 5. LEGISLATIVE PROVISIONS - PART 6, CLASS A

- 5.1. Without the need for full planning permission, Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended allows the '*carrying out, on agricultural land comprised in an agricultural unit of 5 hectares or more in area, the following:*
  - 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.'*
- 5.2. For ease of reference, the relevant criteria of Part 6, Class A has been set out below in a tabular format, with commentary on how the proposals meet these criteria; thus, resulting in a permitted form of development.

Development is not permitted by Class A if ;	Yes or No
<i>(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;</i>	No
The parcel of land upon which the agricultural building will be located is not less than 1 hectare in area.	
<i>(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 ;</i>	No
Class Q or S have not been utilised across the landholding.	
<i>(c) it would consist of, or include, the erection, extension or alteration of a dwelling;</i>	No
<i>(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;</i>	No
The building has been specifically designed with its ultimate agricultural use and purpose in mind.	
<i>(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, calculated as described in paragraph D.1(2)(a) of this Part;</i>	No
The ground area of the proposed building is under the revised threshold of up to 999 sqm.	
<i>(f) the height of any part of any building, structure or works within . kilometres of the perimeter of an aerodrome would exceed 3 metres;</i>	No
<i>(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;</i>	No
<i>(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;</i>	No
<i>(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;</i>	No
Long Barrow Farm is located c. 425m to the west of the proposed site, in addition it should be noted there is no intension to use the building for the purposes of accommodating livestock.	
<i>(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or</i>	No

<p><i>(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system -</i></p> <p><i>(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</i></p> <p><i>(ii) is or would be within 400 metres of the curtilage of a protected building.</i></p>	No
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- 5.3. In addition to meeting the above criteria of Part 6, Class A, it is also a requirement for the proposal to adhere to conditions A.2 (1) – (7) which set out the requirements of the prior approval process.
- 5.4. This includes the submission of a prior approval application to the Local Planning Authority to be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid.
- 5.5. Section A.2 (2, a, i) requires the applicant to apply to the authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.
- 5.6. In response to the requirements of Section A.2 (2, a, i) the proposed siting of the agricultural building has been carefully chosen for its ability to assimilate the proposals within the existing contours of the area and benefits from an existing agricultural access.
- 5.7. The design and external appearance is simple in form, functional, utilitarian and common place within the agricultural environment within Cotswolds.
- 5.8. The applicable conditions, as noted above have all been satisfied within our planning submission.

## 6. CONCLUSION

In conclusion, it is our considered view the proposals meet the legislative criteria and its conditions. They are reasonably necessary for the purposes of agriculture and the buildings can be classed as permitted development as defined by Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

I trust the above and associated enclosures provide you with sufficient information to validate this application. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely



Rob Jones-Davies  
Encs.