

26<sup>th</sup> September 2023



**acorus**<sup>®</sup>

The Planning Department  
Aylesbury Vale Borough Council  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF

Dear Sirs

RE: TOWN AND COUNTRY (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)  
ORDER 2015 – Mr & Mrs Russel Green Farm, Soulbury

I am writing with regard to a proposed agricultural building under Part 6 of the General Permitted Development Order.

Please find enclosed the below documentation:

Covering Letter  
Elevations  
Location Plan  
Application Form

The proposal is for an agricultural barn under a 28-day prior approval notice. The building will be 313m<sup>2</sup> it will be traditional in appearance being in timber cladding.

The building will be timber clad on 3 bays with a roller shutter door on one end and fibre cement roof. The remaining bay will be left open sided for Hay Storage.

The proposed building will be used for hay and machinery storage, with applicant requiring on site storage, with there being no building currently on the holding, the applicants had been renting a nearby building however this now unavailable. It had also become impractical to transport machinery to and from the site when required.

In total the holding extends to approximately 11.7 Hectares (29 acres) and is used for hay making.

### Planning Policy

Relevant policy is found within the NPPF which states;

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- b) the development and diversification of agricultural and other land-based rural businesses.
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;

## Planning Comments

The proposal falls in line within the NPPF which has been outlined above, the building is purpose built for the use required by Mr & Mrs Russell, the building will enable the applicants to improve the day to day running of the business operations. The applicant farms over 5ha of land so is of benefit of this permitted development right.

The appearance of the agricultural building will by its very nature take on a certain appearance to satisfy the scale and function. With timber cladding walls and fibre cement roof its appearance will be typical of farm buildings and in keeping with similar buildings in the area. This type of development is now well established and is integral in the local and national landscape.

It is the Applicant's intention to continue the growth of the enterprise in the immediate future, and to achieve this, it is essential that the Applicant has adequate on site agricultural storage facilities to enable the business to operate the holding effectively.

The applicants require the building to store hay, which is produced on the holding, and machinery which is used. The applicants own a Tractor, Agricultural Mower, Tedder, Bailer, Sprayer and Hedge Cutter all of which require secure storage.

Based on the above, the building is reasonably necessary for the purposes of agriculture. "Permitted development" is development which has been granted planning permission by Government through the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) and is on the basis that the proposed building is designed for agricultural purposes on agricultural land in an agricultural unit of 5 hectares or more and is reasonably necessary for the purposes of agriculture. In this case, it is confirmed that the development is:

- reasonably necessary for the purposes of agriculture within the unit;
- the land is in use for agriculture; and
- is so used for the purposes of an agricultural trade or business.

In terms of limitations and exclusions, it is confirmed that the following do not apply in this instance:

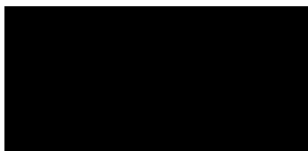
- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) 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 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.

We trust this information is sufficient to show that the siting, design, external appearance, scale and necessity for the building is fully justified and, as a result, prior approval for the building is not required.

Should you have any queries or require any further advice, please do not hesitate to contact me.

Yours sincerely



Angus Bridges  
Rural Planning Consultant