

PLANNING COMMITTEE MEETING
LAXFIELD PARISH COUNCIL

Wednesday 19 July 2023 at 7 pm in the Parish Room

MINUTES

Attendees: S Innes (Chair), D Alchin, D Martindale, R Sutton

1. Apologies and approval of absences

None

2. Declarations of interest

None

3. Planning

a. The following application as requested by MSDC was discussed:

APPLICATION FOR AGRICULTURAL DETERMINATION - DC/23/03274

Proposal: Application to determine if Prior Approval is required for a Proposed: Erection, Extension or Alteration of a building for Agricultural or Forestry Use. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6, Class A - Erection of general purpose agricultural building for the storage of machinery and plant

Location: Hill Farm, Access Road From Bickers Hill Road To Hill Farm, Laxfield, Woodbridge Suffolk IP13 8HA.

URGENT - REPLY NEEDED IN 7 DAYS – 21 July 2023

It was agreed to object to the application for agricultural determination. The detailed comments as submitted to MSDC are attached to these minutes and available on the MSDC website.

Proposed R Sutton, seconded D Alchin, AIF.

Meeting closed at 7 25 pm

Karen Gregory (Parish Clerk)
Hill Farm Barn, Framlingham Road, Badingham, Suffolk IP13 8JL
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LAXFIELD PARISH COUNCIL CONSULTEE COMMENTS

APPLICATION FOR AGRICULTURAL DETERMINATION - DC/23/03274

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Location: Hill Farm, Access Road From Bickers Hill Road To Hill Farm, Laxfield, Woodbridge, Suffolk IP13 8HA

Case Officer: Daniel Cameron

Consultee Details:

Name: Mrs Karen Gregory

Address: Hill Farm Barn, Framlingham Road, Badingham IP13 8JL

Email: laxfieldparishclerk@gmail.com

On Behalf Of: Laxfield Parish Council

COMMENTS

Laxfield Parish Council believes that prior approval and a full application should be required for the following reasons:

1. The size of the development comprising the vehicle building and a new concrete pad exceeds the amount permitted under exemption. The applicant's own drawings show that the new building will have a span of 15.24 metres and length of 30.48 metres, resulting in a floor area of 457 square metres, while the footprint of the new concrete pad proposed as an integral part of the development will be 486 sq m. The ground area covered by the proposed development is therefore 943 sq m.

Reference – Applicant's drawings - 2.0 THE PROPOSAL 2.1 and submitted drawing No 2811/05A.

Reference is also made to the Town and Country Planning (General Permitted Development) (England) Order 2015 regarding this as outlined below:

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 6, Class A –

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, calculated as described in paragraph D.1(2)(a) of this Part;

Paragraph D.1(2)(a) -

2) 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;

As can be seen from the above, Para D.1(2)(a) states ‘the ground area which would be covered’ which should include both the concrete pad as well as the actual building. The development amounts to 943 square metres, exceeding the limit of 465 square metres and therefore is not permitted under Class A.

2. The increased large vehicle traffic in the area and the local infrastructure not being suitable for the size of vehicle implied by the scale of the proposed machinery store, in particular the junction of the farm track with Bickers Hill Road, remains a key concern.