

2022/0577

Mr David Hawke

Erection of agricultural lean-to extension (Prior Notification Agricultural)

High Wells Farm, High Wells Farm Cottage, Tenter Lane, Snowden Hill, Sheffield, S36 8YR

Background

2013/0776 - Erection of agricultural building – Approved with conditions

Description

High Wells Farm is a long-established agricultural holding of approximately 40ha which is situated off Snowden Hill, Oxspring. The farm has been in operation for over 50 years. The farm has a herd of dairy cattle, and the proposed extension is to provide suitable storage for feed and bedding used in connection with the dairy cattle.

There are Listed Buildings to the west of the site, which include the cottage at Highwells Farm and buildings at Chapel Farm.





Proposed Development

The proposal involves the erection of an agricultural storage lean to extension. The proposed extension is sited to the west of the existing building and measures approx. 18.2m by 13.7m and 12m in height and 4.5m in height to the eaves.

The proposed extension would match the existing buildings on site and would be constructed of Yorkshire boarding and concrete panels with a grey natural fibre cement sheet roof.

The purpose of the shed is for feed and bedding storage so the feed or bedding is not damaged by the weather.

Policy Context

Local Plan - Green Belt

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan Policy GB1 – Protection of Green Belt

General Permitted Development Order Prior Notification Procedure – Agricultural and Forestry Part 6

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

Consultations

Conservation Officer – No issues from the listed building perspective.

There is no intervisibility between the cottage at Highwells Farm

(<https://historicengland.org.uk/listing/the-list/list-entry/1287044>), or indeed further to the west from the listed buildings at Chapel Farm or any settings associated with these to the north, east or south. The setting to the west is completely subsumed by the modern portal framed buildings immediately west of the listed cottage (at Highwells) and consequently this area contributes nothing to the heritage significance.

Representations

None

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the building is for agricultural use and is therefore acceptable in principle subject to design, size and location. Part 6, section A 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 proposed lean to extension measures approx. 250sqm in area and is sited to the west of the existing buildings, in a gap between the buildings on the site. It would not be set in an isolated location and would be seen against the existing buildings on site. The proposed extension would be set in an acceptable location, away from residential properties and the Listed Buildings to the west and given its design and material to match the existing building, it would not be a prominent feature within the landscape.

The agricultural storage extension is necessary in order to provide cover for the storage of bedding and feed used in connection with the dairy cattle at the farm. The proposal therefore meets the requirements of Part 6 Section A1(d) as the building is under 1000sqm and there are no other previous buildings erected in the last 2 years under the prior notification procedure at the same holding. The building is of a purpose-built design which is acceptable in terms of visual amenity and impact on the openness of the Green Belt.

The proposal is therefore considered acceptable in terms of siting, scale and design.

Recommendation

Prior approval not required