

2024/0752

Booth

Erection of building for the processing and storage of timber and machinery (Prior Approval Forestry)

Hazlehead Hall, Lee Lane, Millhouse Green, S36 9NN

Background

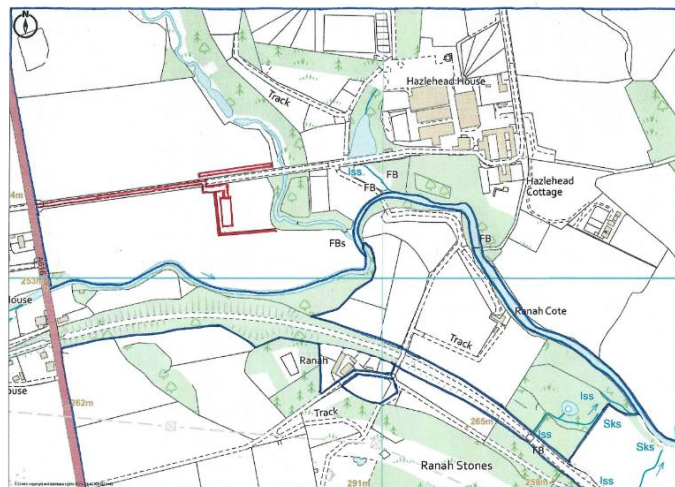
- 2021/1040 Change of use of agricultural land to allow for caravan storage - Refuse
- 2022/0532 Change of use of agricultural land to allow for caravan storage - Refuse

Description

Hazelhead Hall Farm complex is situated off Lee Lane and Whams Road, Millhouse Green and is set within the open Green Belt countryside. Hazelhead Hall Farm has been subject to a number of previous planning applications and there are a number of different uses on the site, which include an equestrian centre, bistro, offices, historic vehicle storage and repair and separate dwellings. Hazlehead Hall is a Grade II Listed Building.

The site which is the subject of this Prior Approval is set to the south west of the farm complex and is accessed via Wham's Road. The site is surrounded by a bund which runs along the south and western boundary. Due to the open nature of the surrounding land the site is visible from Whams Road.

Booth - Proposed Forestry Building, Hazelhead Hall, Lee Lane, Millhouse Green, Barnsley, S36 9NN
Location Plan 1:5000 @ A4 August 2024



Proposed Development

The applicant is seeking prior approval for the erection of a building for the processing and storage of timber and machinery. The building will serve 50 acres of woodland which has been planted for commercial purposes. The trees have been maturing for approximately 35 years and are now ready for processing. The building will process, season and store the timber as well as house the necessary machinery.

The proposed building will be located close to the western boundary and will measure 18.29m x 48.77m, 6m to the eaves and 8.55m total height. The building will have a pitched

A number of trees will be planted directly adjacent to the northern boundary. The existing bund along the western and south boundary will also be planted with 3 rows of trees to reduce the visual impact with the area.



Policy Context

Local Plan

Local Plan Policy GB1 – Protection of Green Belt

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

Consultations

None

Representations

Given the application is for prior notification and is simply to establish if the proposal meets the criteria in part 6 of the General Permitted Development Order, no consultation with neighbouring residents is required.

Assessment

The site lies within an area allocated as Green Belt. The NPPF states that new buildings are inappropriate within the Green Belt, however, paragraph 154 sets out exceptions to this which includes buildings for agriculture and forestry. In this instance the building is for forestry use and is therefore acceptable in principle subject to design, appearance and location.

This application is a prior notification for a forestry process and storage building, as such, agricultural/forestry buildings are permitted development where it meets the criteria set out in part 6 of the GPDO. The prior notification procedure allows the local authority to request the prior approval for the siting, design and external appearance of the building in the form of a Planning Application if necessary.

The proposed building is located within an agricultural/forestry unit which exceeds 5Ha in total, as such, part 6, class A is appropriate. It is noted that although the site is viewable from Whams Road, the existing bund is providing some screening. The application proposes further screening by way of extensive tree planting along the parameters of the site.

The building will be erected in materials akin to other barns within the area with concrete panel walls and juniper green cladding and would therefore be sympathetic within this rural context. The proposed building would be large in size, however the Council is satisfied that the proposed tree planting will provide adequate screening.

The proposal is therefore considered acceptable in terms of siting and materials. The proposal meets the requirements of Part 6 of the GPDO, subject to the conditions set out in paragraph A.2. The building is purpose-built which is acceptable in terms of the impact on the openness of the Green Belt.

Recommendation

Prior approval not required.