

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land near New Road, Cawthorne, Barnsley, South Yorkshire, England, S75 4AU

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Nicholson

Company Name

Cannon Hall Farm Ltd.

Address

Address line 1

Cawthorne

Address line 2

Barnsley

Address line 3

Town/City

South Yorkshire

County

Country

Postcode

S75 4AT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

DL12 8EH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- A new building
 An extension
 An alteration

Please describe the type of building

Erection of agricultural general purpose storage and Roundhouse livestock buildings.

GP Building: 54.864m L x 13.72m W - 4.267m Eaves xxm Ridge

Roundhouse: 30.25m dia x 4.1m E 8.5m Eaves 8.5m Ridge

Please state the dimensions of the building

Length

54.86

metres

Height to eaves

4.26

metres

Breadth

13.72

metres

Height to ridge

6.3

metres

Please describe the walls and the roof materials and colours

Walls

Materials

External colour

GP BUILDING;
UPPER; Timber boarding
LOWER: Concrete panels

ROUNDHOUSE:
Open sided / galvanised steel gates

GP BUILDING;
UPPER; Timber boarding - natural colour
LOWER: Concrete panels - natural colour

Roof

Materials

GP BUILDING:
Fibre cement roof sheets

ROUNDHOUSE:
Polytensile fabric

External colour

GP BUILDING:
Fibre cement roof sheets - natural colour

ROUNDHOUSE:
Polytensile fabric - matt green

Has an agricultural building been constructed on this unit within the last two years?

- Yes
 No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- Yes
 No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

- Yes
 No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- Yes
 No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- Yes
 No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- Yes
 No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

80.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

67

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

Yes

No

If yes, please explain why

In order to maintain profitability, sustainability and keep pace with ever increasing demand the farm needs permission for a roundhouse and a general-purpose agricultural building situated to the west of the main holding.

The proposed site is very well screened and will provide extra capacity for the main farm as well as an isolation unit for new stock enabling us to run an efficient operation with quarantine facilities.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

The buildings have been designed to agricultural specifications using materials typical for this use.

Does the proposed development involve any alteration to a dwelling?

Yes

No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

Yes

No

What is the height of the proposed development?

6.3

Metres

Is the proposed development within 3 kilometres of an aerodrome?

Yes

No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Nicole Lewin

Date

26/08/2025

Amendments Summary

Resubmission as advised by Rebecca Larder