

**2024/0072**

Mr A Richardson

Erection of agricultural building (Prior Approval Agricultural)

Lower Coates Farm, Blacker Green Lane, Silkstone, Barnsley, S75 4PR

### **Planning History**

2022/0449 - Conversion of former barn to additional living accommodation with single storey link to existing dwelling, first floor side extension, single storey rear extension, and two storey side extension along with solar panels to existing farmhouse – Approved with conditions

2023/1084 - Erection of an agricultural building (Prior Approval) – Withdrawn due to the proposal not meeting the requirements of the prior approval process

### **Description**

Lower Coates Farm is located in a rural area on the outskirts of Silkstone off Blacker Green Lane. The site consists of a farmhouse and attached low stone built barns. There are a number of animals at the farm including, chickens, alpacas, goats, cows and sheep.

The proposed agricultural storage building would be located to east of the existing barns and adjacent to the large hard surfaced courtyard.

The site is used for mainly agricultural with some educational/recreational purposes. The applicant states that the farm holding extends to 8.5ha.



### **Proposed Development**

The proposal involves the erection of an agricultural storage building. This would not be used for livestock or slurry. The applicant has provided the following justification in support of the application:-

'Lower Coates Farm has a number of stone built, agricultural buildings. All of the entrances to these buildings are small and therefore cannot fit a tractor through. Even a compact tractor would not fit through. None of the buildings are fit for agricultural storage purposes. They are not wind or watertight and regularly leak. We need this building to be a safe, secure, modern building suitable for agricultural storage.

There were a number of large agricultural buildings on the exact site where we are proposing the agricultural building until 2011/2012. These were larger in size than the proposed building. These were pulled down due to safety concerns but they had been up a long time. The previous occupier had used these buildings to house cows. Google Earth shows these buildings up in 2002 and as far back as 1985. We hold an aerial photograph from 1981 that also shows them up but no definitive date can be given for when they were first erected.

The building has been designed by an agricultural building contractor who has erected numerous sheds previously. It has been designed to incorporate all of our requirements for agricultural storage.

The new building will be as follows: 15m long, comprising 3 No. 5m bays x 10m wide with an eaves height of 3.66m and a roof pitch of 15 degrees.

All steelwork will receive two coats of paint. 175mm x 75mm timber purlins, with 175/150mm x 75mm timber rails to carry all vertical cladding. All timber will be tanalised treated. Roof Sheeting Natural coloured fibre cement sheets with as many ventilating crown sheets as possible and 12 No. 2900mm long GRP roof lights.

Vertical Cladding: Treated Lap boarding set in a traditional system to be fitted 3.658m below eaves level to both side elevations and both gables (except for 2 No. 5.000m wide x 3.658m high door opening in one side elevation). All roof and vertical joints made good with barge board/matching pressed metal flashings.

Guttering: Along each side of the building, 150mm half round PVC gutter, complete with 100mm diameter PVC rainwater piping to terminate at ground level with a shoe.'

Detailed plans have not been submitted, however this is not a requirement of the PA procedure, unless requested by the LPA.



## 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

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;

### **Consultations**

None required

### **Representations**

None

### **Assessment**

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 building is sited in an acceptable location to the rear of an existing agricultural barn and away from the Blackergreen Lane which would reduce its impact from the road. The building is of a reasonable size and height for the storage of tractors etc. The agricultural storage building is of a purpose built design and proposed in order to provide cover for agricultural machinery/feed and would not be used for livestock or slurry.

Whilst an agricultural holding number has not been provided, the applicant has applied for the proposed building under the Prior Notification Procedure and there must be an existing agricultural trade or business in operation on the land in order for the farmer/landowner to benefit from permitted development rights.

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 farm holding. The building is of a purpose-built design, with acceptable materials and is therefore 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.