

2026/0558

Eagle Nest Farm, Whitley Road, Whitley Common, Barnsley, S36 9PA

Prior Notification (Agricultural) – For the erection of a steel agricultural storage building

Planning History

B/94/0830/PR - Erection of agricultural building - Historic

B/99/0740/PU - Erection of general purpose agricultural building - Historic

Description

Eagle Nest Farm is located off Whitley Road, Whitley Common, near Millhouse Green. The farm is approximately 36 hectares (ha) in area. There have not been any planning applications at the farm for agricultural buildings since 1999.

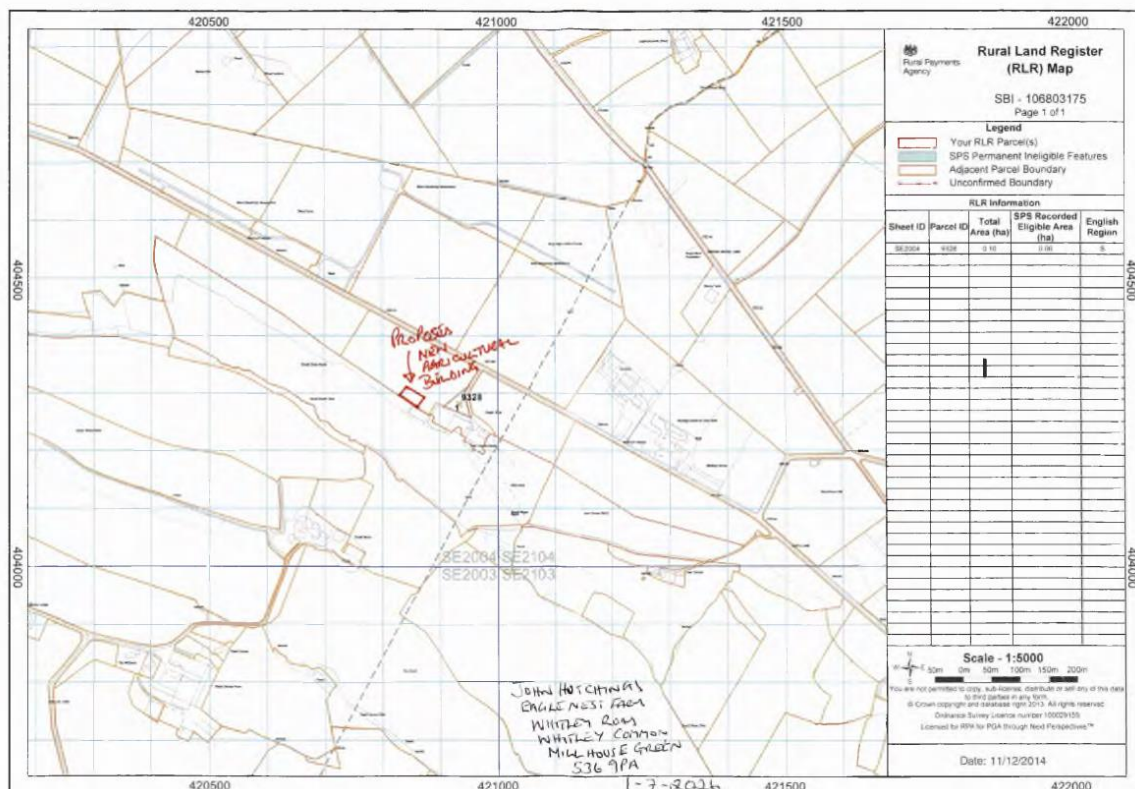


Proposed Development

Prior Notification (Agricultural) – For the erection of an agricultural storage building to be used for hay, machinery and straw silage

The proposed agricultural storage building measures approximately 32m x 14.2m (454.4sqm), with maximum ridge height measuring 7.3m and an eaves height measuring 5.4m. The proposed building is to be finished with brown profiled sheeting (wall and roof) with a concrete panel base. No elevation or floor plans have been submitted with the application, however this is not a requirement of the agricultural PN procedure.

The building is to be sited immediately to the west of the existing group of agricultural buildings. The building is required to support the operations for the storage of hay/feed and silage and agricultural machinery and tractors to protect from weathering and theft.



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

Part 6 – Agricultural and Forestry, Section A – ‘*agricultural development on units of 5 hectares or more*’ 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 applicant is proposing the erection of a general purpose storage building to be used in connection with the existing agricultural operation.

In terms of Part 6, Section A - A.1 Development not permitted, the following have been assessed:-

- The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area (as confirmed by the applicant).
- The proposal would not consist of the erection or extension of any agricultural building on an established agricultural unit (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;
- The structure has been designed for agricultural purposes;
- The ground area which would be covered by any building erected or extended or altered by virtue of Class A, would not exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) (324.7sqm)
- the development would not be within 25 metres of a metalled part of a trunk road or classified road;
- The building would not 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 (as confirmed by the applicant)
- The building would not be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

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.

Assessment of siting, design and external appearance

The proposed building is sited in an acceptable location, adjacent to existing buildings at Eagle Nest Farm and is not isolated in nature. The overall floor area of the building is 454.4sqm which is less than 1000sqm (calculated as described in paragraph D.1(2)(a)) and whilst no elevation plans have been provided, it is clear from the description that this will be of a purpose-built design which is acceptable in terms of visual amenity and impact on the openness of the Green Belt. In terms of siting the building, it is located within the holding within the cluster of development. The proposal is therefore considered acceptable in terms of siting, scale and design.

Conclusion

Having reviewed the relevant legislation, the proposed development is considered to comply with Parts A to I of Schedule 2, Part 6, Class A of the General Permitted Development Order (GDPO), including the associated conditions.

The building is considered to be of an appropriate size, location and design and is justified for agricultural purposes. Accordingly, the Local Planning Authority (LPA) concludes that prior approval is not required.

Recommendation

Prior Approval Not Required

Conditions:-

1. The development must be carried out within a period of 5 years from the date of this notice.

Reason: As required under GPDO Part 6 Class A(2)(e)(v)(bb) and vi(bb).

2. The development must, be carried out in accordance with the details submitted with the application and specifications.

Reason: As required under GPDO Part 6 Class A(2)(e)(v)(bb) and vi(bb).