



Planning and Building Control
Economic Regeneration - Place Directorate
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

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

The proposed small agricultural 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.

Construction: 203mm x 133mm UB for the roof trusses, 203mm x 133mm UB for the main stanchions and 203mm x 133mm UB for the 2 No. gable stanchions. 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 will be 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.

Please state the dimensions of the building

Length

15

metres

Height to eaves

3.66

metres

Breadth

10

metres

Height to ridge

5.06

metres

Please describe the walls and the roof materials and colours

Walls

Materials

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 will be made good with barge board/matching pressed metal flashings.

External colour

Treated timber Lap boarding

Roof

Materials

Roof Sheeting Natural coloured fibre cement sheets with as many ventilating crown sheets as possible and 12 No. 2900mm long GRP roof lights.

External colour

Roof Sheeting Natural coloured fibre cement sheets

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 agricultural building exceed 1000 square metres?

- Yes
- No

Please note: If the ground area covered exceeds 1000 square metres 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

The Site

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

40.0

Scale

Hectares

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

Less than 0.4

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

200

Months

0

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

Yes

No

If yes, please explain why

Lower Coates Farm Limited has sheep, cows, alpacas, goats, chickens etc at Lower Coates Farm.

All of the current buildings at Lower Coates Farm Limited are very old, small and they are not fit for modern agricultural purpose. For example, there is not a single building that can accessed by a tractor, even a small compact tractor. The buildings are stone in nature with very small doorways. Although it is not impossible to provide electricity to some of these buildings, it is a hard job rewiring through the current roof.

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

The proposed building is required as it will allow Lower Coates Farm Limited to store tractors and machinery safely and securely. It will also Lower Coates Farm Limited to utilise these buildings at lambing time. At present, with the current buildings, only a maximum of 10 ewes can be brought inside a single farm building. This makes the space really tight and squeezed. With the modern building as proposed, the sheep numbers can be increased and allow for all the sheep to be housed in a single building at lambing. Our lambing period lasts usually 4-6 weeks before the sheep are put back out to grass.

There will be very little other occasions that animals will be brought into the building although they may, on occasion, be brought in if they require treatment etc.

The nearest dwelling to the proposed building is approximately 340 metres away. As stated above, there had always been a building on the area proposed which was larger in nature and housed cows virtually all year around by the previous occupier.

Is the proposed development designed for the purposes of agriculture?

Yes

No

If yes, please explain why

The contractor that is due to erect the building is an agricultural building contractor. Essentially, the building will be a steel portal framed building with wooden cladding to each elevation.

This will allow Lower Coates Farm Limited with an open plan space to house tractors, machinery and livestock occasionally in a modern, fit for purpose building.

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?

5.0

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

Adam Richardson

Date

2023/11/26