

## **2023/0242**

Jenny Griffiths

Erection of covered slurry store

Gunthwaite Hall Farm, Gunthwaite Lane, Gunthwaite, Sheffield, S36 7GE

### **Background**

2018/0837 - Erection of Agricultural Building (Prior Notification) – Prior Approval not required  
– The permitted building is located more than 90m away from the proposed new development

2020/0137 - Erection of 2 no. silage pits comprising an impermeable concrete floor area and concrete panel walls to a height of 3 metres. There will be no roof over the pits.  
Dimensions; Length 35m, Breadth, 27m (Prior Notification Agricultural) – Granted

### **Description**

Gunthwaite Hall Farm is a dairy farm located to the north west of the borough at the junction of Gunthwaite Lane and Coach Gate Lane. The Gunthwaite Hall, a Barn and farm building are grade I and II listed Buildings and the Stable Range is a Grade II\* Listed Building. Works appear to have been commenced on the silage clamps.

Gunthwaite Hall Farm comprises a mixture of traditional and modern farm buildings. The traditional range of buildings is located to the east of the lane with the modern steel portal framed livestock buildings being situated on the opposite side of the lane. At present the farm is therefore divided by Gunthwaite Lane.

The total area of land farmed by JR & JE Griffiths extends to approximately 300 acres (121.4 ha) of which 150 acres (60.7 ha) surrounds Gunthwaite Hall Farm. The remaining land is within 6 miles of the application site and is occupied on a 15 year Farm Business Tenancy.

### **Proposed Development**

The application proposes the erection of a slurry store. The slurry store will be constructed of pre-cast concrete panels to form the walls with a concrete pad floor. The proposed tower will be a cylinder constructed of concrete panels measuring 4m in height with a diameter of 32m.

The proposed construction will be used for the storage of cattle slurry produced by the dairy herd. The slurry will be applied to the surrounding farm land as and when required. The proposed slurry store is to be located adjacent to the cattle shed where the milking herd is housed. Being adjacent to the shed allows for the slurry to be pumped into the proposed tower for storage before use. The location also takes into account access with a tractor to utilise the slurry as a fertiliser.

The applicant has provided the following justification for the proposal:- 'The proposed slurry storage tank is a necessary investment in the farm business. The current storage facility does not provide adequate capacity for the number of livestock. The provision of a new slurry

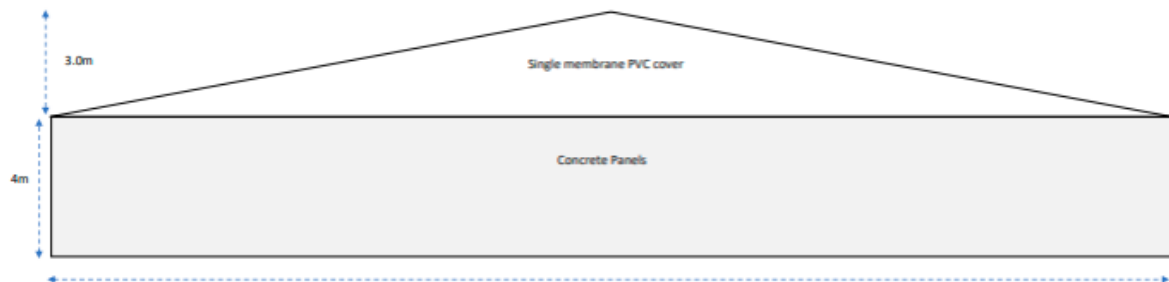
storage tank is natural progression for this family business in line with nitrogen storage and application advice.

The development will improve nitrogen use efficiency and therefore sustainability of the farming unit to sustain it for future generations. The applicants will be able to make more efficient use of natural fertiliser and reduce the reliance on bought in artificial nitrogen fertiliser.

In line with emerging government guidance, there is a requirement to have enough storage capacity for 6 months of the year. The proposed store will also be covered, in line with government guidelines. The cover will reduce surface water dilution and ammonia release. The applicants have applied for a grant under the Slurry Infrastructure Grant for the proposed development.'



**New Slurry Store**  
**Messrs JR & JE Griffiths Gunthwaite Hall Farm, Penistone, Sheffield, S Yorkshire, S38 7GE**  
**Elevations**



## Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

## Local Plan

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection
- Policy HE1 – Historic Environment

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 - Building a strong, competitive economy

*Supporting a prosperous rural economy.*

Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based rural businesses

Section 12 – Achieving well designed places

Section 13 – Protecting Green Belt land

### **Consultations**

Gunthwaite Parish Council – No comments received

Conservation Officer – No objections

SYAS – No objections

Drainage – Details to be checked by Building Control

Highways – No objections

Pollution Control – No objections

Environment Agency – No objections

### **Representations**

None

### **Assessment**

#### Principle of development

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. The proposal involves the erection of a slurry store which is to be used to support agricultural activities on the site and is considered justified in principle in accordance with the NPPF and GB1.

#### Visual Amenity/Impact on Listed Building

Whilst the structure is large at 32m in diameter, it is only 4m in height, therefore would be a relatively low structure compared to the other buildings on site. It is a purpose built design and sited close to existing buildings and would be seen as part of a cluster of existing agricultural buildings on this large farm complex.

The Conservation Officer has been consulted and has no objections to the proposal. The Conservation Officer states that the more modern portal framed sheds are in the way of the slurry store and as these are considerable structures, intervisibility from the Listed Structures would be nil. Consequently, this and the fact the site has much modern development already

means the harm to the setting is low to nil. In terms of archaeology, SYAS have been consulted and state that the watching briefs on development in that particular area showed negative results for archaeology and based on this, SYAS do not consider that there will be any archaeological implications from these proposals.

In conclusion, the slurry store is of an appropriate agricultural design and materials and is sited away from existing residential and historic buildings. Given the working nature of the farm and fact that the historic buildings on site reflect this, it is not considered that the proposed will significantly harm visual amenity nor would it be of significant detriment to the setting or character of the nearby listed buildings.

#### Residential Amenity

The slurry store will be covered and is sited away from adjacent dwellings. Pollution Control have no objections to the proposal. They consider that this development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, therefore there are no objections/conditions recommended.

#### Highway Safety

Highways have been consulted and have no objections to the proposal. The erection of the proposed slurry store would not affect the existing access arrangements of the site or otherwise adversely impact upon the highway. The proposals are therefore considered acceptable from a highways point of view. No specific highways related conditions are deemed necessary.

#### Drainage

The Drainage Officer and Environment Agency have no objections to the proposal.

#### **Recommendation**

**Approve with conditions**