
2022/0202

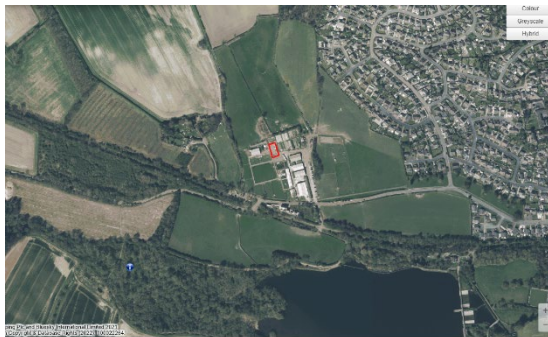
Mr R Mckenzie

Erection of agricultural building (Prior notification).

Wigfield Farm, Haverlands Lane, Worsbrough, Barnsley, S70 5NQ

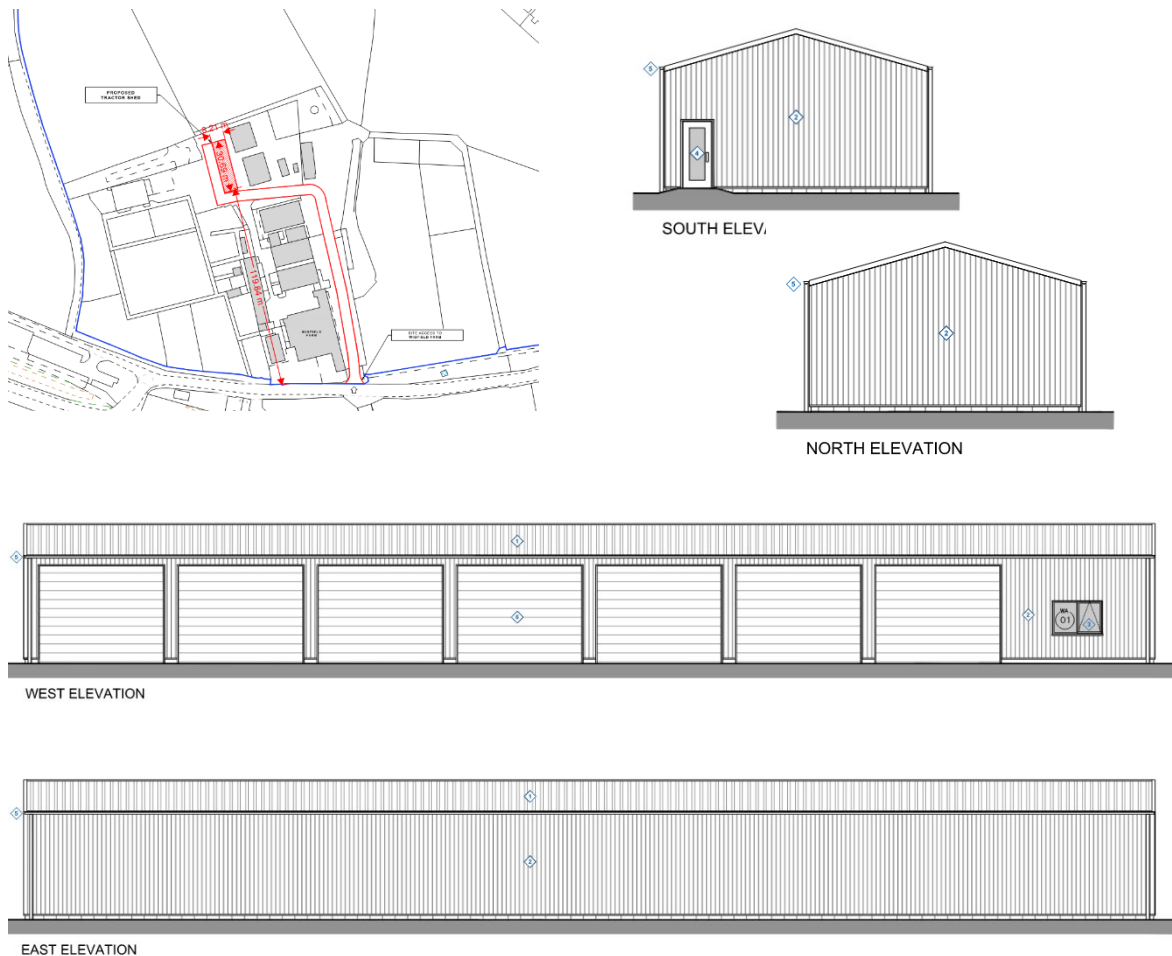
Description

Wigfield Farm is located to the south of Barnsley Town Centre, adjacent to Worsbrough Country Park and the Dove Valley Trail section of the Trans-Pennine Trail. The farm has several functions including, as a working farm producing livestock, as a base for Barnsley College courses in Horticulture and Animal Management and as an open farm and visitor centre



Proposed Development

The proposal involves a prior notification for the erection of an agricultural barn measuring 40.5m x 8m with a height of 3.8m to the eaves and 5m to the ridge, with a floor area of approximately 324sqm. The proposed building would be of a traditional design constructed from green timber cladding and a green/grey profiled sheet roofing. The proposed building would be located adjacent to an existing agricultural building and close to the main cluster of existing buildings. The applicant states that the building is intended for use as a tractor and hay store.



Policy Context

Local Plan – Green Belt

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan Policy GB1 – Protection of Green Belt

Local Plan Policy GD1 – General Development

General Permitted Development Order Prior Notification Procedure – Agricultural and Forestry Part 6

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 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

Consultations

None

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. Part 6, Section A of the GPDO allows for the 28-day prior notification procedure yet 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 should these be considered unacceptable.

The building is to be used for tractor and hay storage in connection with the farming business. The overall floor area of the building is 324sqm which is less than 1000sqm (calculated as described in paragraph D.1(2)(a)) and is of a purpose-built design which is acceptable in terms of visual amenity and impact on the openness of the Green Belt.

The proposed agricultural building would not be located within 400m of the curtilage of a protected building; a protected building being any permanent building which is normally occupied by people or would be so occupied if it were in use for purposes for which it is designed; but does not include a) a building within the agricultural unit or b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture.

In terms of siting the building, whilst the building could be seen (to some extent) from the highway, it is located within the farm holding and adjacent to existing buildings, and would be of a standard agricultural construction, built in green timber cladding with a green/grey profiled sheet roofing to match existing buildings on the site and would be seen as part of a cluster of existing agricultural buildings on this farm complex and as such the proposal is considered acceptable in terms of siting, scale, and design and therefore prior approval is not required.

Recommendation

Prior approval not required