



GSC GRAYS

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Our Reference: HGW/LRJ/VAH/BB
Your Reference:
Date: 19th August 2024

Barnsley Metropolitan Borough Council
Planning Department
Town Hall
Church Street,
Barnsley
S70 2TA

Planning Letter in support of Part 6 Class A Permitted Development Application for a new portal framed agricultural building.

Location - Crabtree Grange Farm, Park Lane, Great Houghton, Barnsley, S72 0AX

Dear Sir / Madam

I am writing regarding the application seeking to ascertain whether the erection of a new portal framed agricultural building would be Permitted development under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and if so whether prior approval would be required.

This letter provides an overview of the proposed development, site description and an assessment of the Class A Criteria. This letter should be read in conjunction with the application form and associated documents included in the application.

Proposed Development

Our client is seeking to erect a new portal framed agricultural building located at Crabtree Grange Farm, Park Lane, Great Houghton, Barnsley, S72 0AX. The development would be used in relation to the farm use of the site for the storage of straw.

A block plan has been submitted with the application which indicates that the building will measure approximately

- Length: 22.860 metres
- Width: 12.497 metres
- Eaves Height: 5.487 metres
- Height to Ridge: 7.19 metres
- Roof Pitch: 15 degrees
- Bay Size: All bays are the same size at 4.572m, end bays reduced to achieve overall length.

The total area of the building will be approximately 285 square metres. A block plan (scale 1:100) has been submitted as part of the application.

The development would be replacing the current silage clamp used to store straw, however there is currently no structure to protect the straw from the elements.

The proposed building will be located in close proximity to the existing buildings on site and is of a scale and design that would be in keeping with the farm steading.



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Site Description

Crabtree Grange Farm is located on the outskirts of Great Houghton and is accessed via a service road off High Street/Moor Lane (B6273). A location plan (scale 1:2500) has been submitted as part of this application.

A site plan (scale 1:500) has also been submitted as part of this application.

Class A Permitted Development Criteria

The following information provides a summary of how this application accords with Part 6 of the GDPO on an agricultural unit of 5 ha or more.

	Criteria	Applicant's Comments
(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	The land area is not less than 1 hectare.
(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	It would not.
(c)	it would consist of, or include, the erection, extension or alteration of a dwelling.	It would not.
(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes.	The proposal is for agricultural purposes for storing straw.
(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 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part	The proposal would not exceed 1,500 square metres.
(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.	The building is not within 3km of an aerodrome.
(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.	The height of the building is less than 12m.



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(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road	The building would not be within 25 metres 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	The building will be used for storing straw and not for the accommodation of livestock or storage of slurry.
(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	N/A
(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.	N/A

Part A.2 of Class A contains conditions that the permitted development is subject to.

Condition 1 (a, b and c) relates to development that is within 400m of a protected building (a), development that is for the extraction or removal of minerals (b) and waste materials being brought onto the site (c) - **These would not apply to the proposed development.**

Part A.2 (2) of Class A contains further conditions that the permitted development is subject to, including:

- (i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be; - **Development has not begun.**

No other agricultural building has been erected within the preceding 2 years of this proposed development in accordance with Section D2 of Part 6 of the GPDO.



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Conclusion

I consider the proposed development to be in accordance with Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 and therefore prior approval would not be required.

Please let me know if you require any further information and I look forward to hearing from you.

Yours sincerely,



Georgina Watson MRICS FAAV
Director

