

**2026/0258**

Mr Glen Smith

Prior Notification (Agricultural) – For the erection of an agricultural storage building as tractor and machinery store

Four Winds, Halifax Road, Penistone, Sheffield, S36 7EY

### **Planning History**

03/0846 - Erection of building for stables and the storage of hay and agricultural machinery- Approved with conditions

2020/0454 - Erection of agricultural building (Prior notification) – Prior Approval Not Required

### **Description**

Four Winds is a detached dwelling set off Halifax Road, Penistone. The applicant's agent confirms that overall agricultural unit/business/working farm operations measures approximately 16 hectares (ha), with the immediate unit (land surrounding) measuring approximately 5.5ha. The agricultural enterprise predominantly comprises sheep farming.

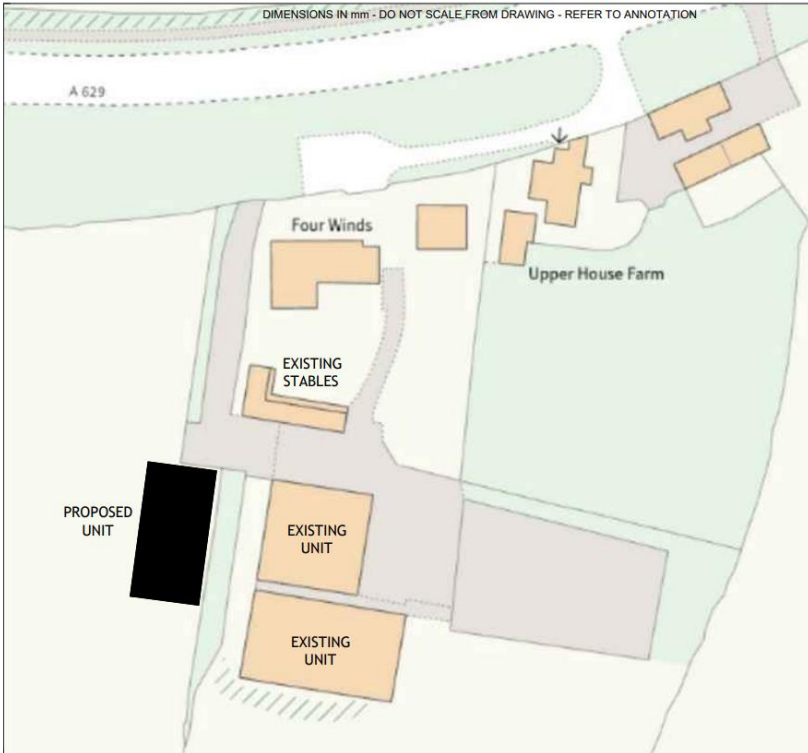


### **Proposed Development**

Prior Notification (Agricultural) – For the erection of an agricultural storage building as tractor and machinery store.

The proposed agricultural storage building measures approximately 25.25m x 12.86m (324.7sqm), with maximum ridge height measuring 6.50m and an eaves height measuring 4.30m. The proposed building is to be finished with Juniper (dark) Green profiled sheeting (wall and roof) with fairfaced blockwork (lower level) painted green to match.

The building is to be sited immediately to the west of the existing group of agricultural buildings, with the existing internal access road/hardstanding extended. The building is required to support the expanding operations for the storage of agricultural machinery and tractors to protect from weathering and theft.



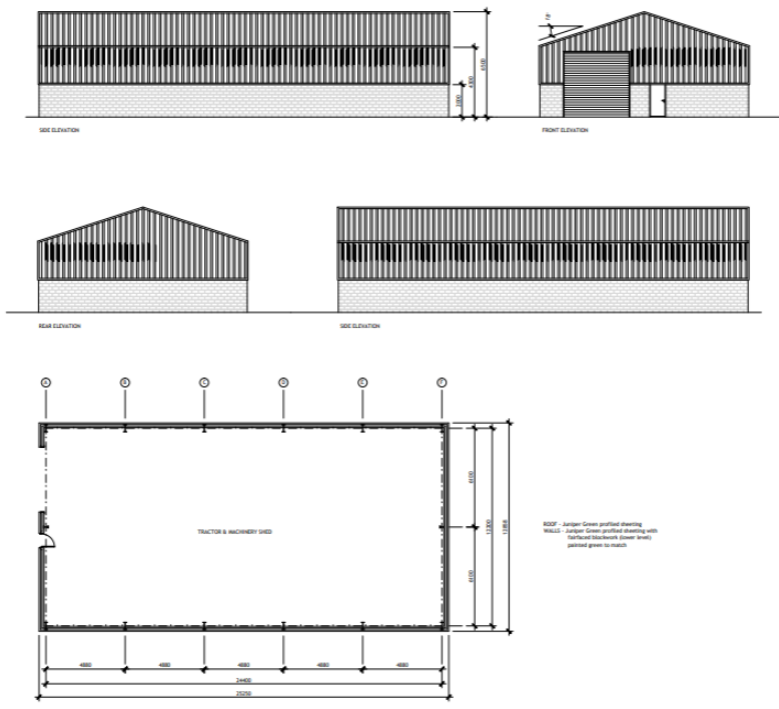
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**PROJECT MANAGEMENT & ARCHITECTURAL SERVICES**  
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Project: Four Winds, Halifax Road, Penistone, S36 7EY

Drawing Title: Block Plan

Drawn: DK	Date: March 26	Scale: 1:500@A3
Project No: 1629	Drawing No: 1629-11	Revision: .



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Project: Four Winds, Halifax Road, Penistone, S36 7EY

Drawing Title: Proposed Agricultural Building

Drawn: DK	Date: March 26	Scale: 1:500@A3
Project No: 1629	Drawing No: 1629-11	Revision: .

**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 silage pit to replace existing silage pits on site which are now unusable.

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;
- 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;
- 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 development at Four Winds and is not isolated in nature. The overall floor area of the building is 324.7sqm 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. 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 silage pit 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).