
Application number: 2024/0850

Description: Erection of agricultural grain store (Prior Approval Agricultural)

Location: High Rocher Farm, Well Hill Road, Green Moor, Sheffield, S35 7DP

1.0. Site Location & Description

1.1. The site is located east of Green Moor and south of Thurgoland, the surrounding area comprises of a mix of different uses from agricultural, commercial and dwellinghouses which consist of predominantly detached dwellings. The development site is south of Well Hill Road in close proximity to the river Don. The site is surrounded by large mature trees with the exception of the access road. There are currently other agricultural buildings in close proximity to the proposed development also in use.

2.0. Proposed Development

2.1. Consent is sought for the prior approval for the erection of an agricultural grain store on an existing agricultural site.

2.2. The applicant has submitted plans and has filled in the application form stating that the total size of the agricultural unit exceeds 5 hectares. The development would measure approximately:

- Length: 22.86metres x Width: 15.24metres x Eaves Height: 5.487metres x Height to Ridge: 7.56metres

2.3. The applicant has stated that the proposal's walls would be constructed of concrete panels up to 3m and then box profile sheets above. The Concrete would be grey whilst the box profile sheets would be olive green. The roof would be constructed of fibre cement which is also grey. This would match the existing structures at the site.

3.0. 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 (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.

4.0. Consultations

4.1. No letters have been received in relation to this planning application.

5.0 Relevant History

5.1. No recent or relevant planning history.

6.0. Assessment

6.1. 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, 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.

6.2. The proposed building is positioned in an acceptable location, close to the existing buildings on site of similar uses. The development would be surrounded by existing mature trees on all sides apart from the access road which is north of the site. The nearest residential property is located northwest of the site approximately 114m away. The agricultural storage building is of a purpose-built design and is used for purposes reasonably necessary for the purposes of agriculture, described as for the storage of grain. The proposed development would not be used for livestock or slurry. The proposal would be similar to the current agricultural buildings on the site and would match the existing design and colour.

6.3. 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.

6.4. The proposal therefore meets the requirements of Part 6 Section A1(d) as the building is under 1000sqm and there are no other previous buildings erected in the last 2 years under the prior notification procedure at the same farm holding. The building is of a purpose-built design, with acceptable materials and is therefore acceptable in terms of visual amenity and impact on the openness of the Green Belt.

6.5. The proposal is therefore considered acceptable in terms of siting, scale and design.

7.0. Recommendation

No prior approval required.