
2022/0758

Applicant: Mr Marsh

Agent: Mr Agus

Erection of agricultural building (Prior notification).

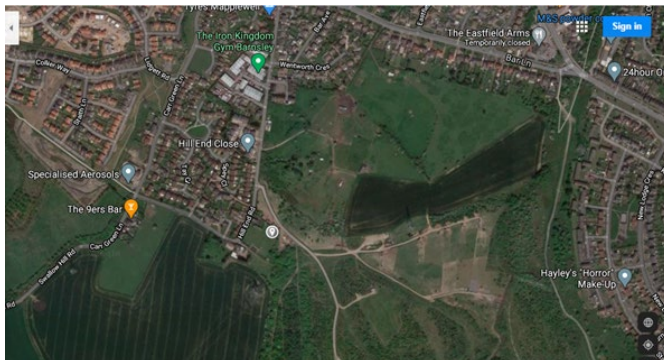
Mapplewell Meadows Farm, Blacker Road, Mapplewell.

Description

Mapplewell Meadows is an area of Green Belt land which is located to the South-East of Mapplewell, accessed via Hill End Road which leads to an informal access track then leads to a small car parking area. The site is privately owned, primarily agricultural land, however it has been established previously that the land has been used for many years by walkers, horse riding, cross country events and has associated picnic areas and a fishing pond.

An application was approved in 2020 for the erection and running of a coffee shop on site and in 2021 a prior notification for the erection of a general-purpose agricultural building measuring 12m x 6.5m and 3m to the ridge, with a floor area of approximately 78sqm. There are other agricultural buildings on site near to the proposed building.

The submitted application form states that the total area of the agricultural unit would be 68.5 hectares and the development is to be located on a parcel of land of less than 0.4 hectares, however it was clarified via email that the building will serve all the land edged in red on the submitted drawings and will not be constrained to a parcel of land of less than 1 hectare.





Background

2011/1555: Creation of a new access including new boundary fencing and hedgerow planting, resurfacing of existing internal access tracks and construction of two parking areas to facilitate the recreational use of the site for horse riding and fishing- Approve with conditions.

2012/1215: Variation of condition 3 of application 2011/1555 (Relating to surfacing materials for access tracks and car parking areas)- Approve with conditions.

2019/1347: Erection of coffee shop- Approve with conditions.

2021/0176- Erection of agricultural building (prior approval agricultural)- Prior approval not required.

Proposed Development

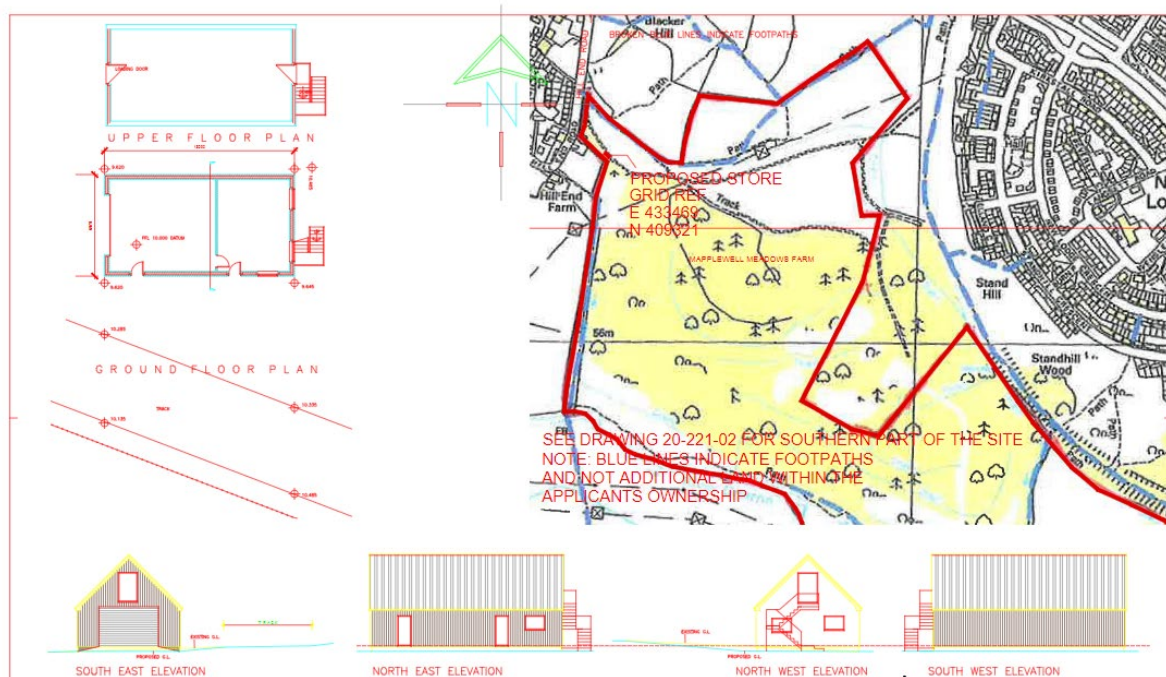
The proposal seeks approval for a prior notification for the erection of an agricultural barn measuring 13m in length, 6.67m in depth and 6.67m in maximum height with a dual pitch roof with eaves of 3m. The proposed building would be of a traditional design constructed from timber cladding in a light brown stain with a plastisol coated profiled metal sheet roof

coloured light grey. There will be a painted roller shutter door on the front location. It will be located to the South of the access in the North-West of the site.

The applicant states that the building is intended to be predominantly used in connection with the existing agricultural operations. The purpose of the unit is:

- To store livestock feed for animals which currently comprises 3 donkeys and 1 foal, 4 goats, 14 chickens, 1 Shetland pony and 6 sheep.
- To store farming equipment, F tractor, MF telly handler grass cutting and posting equipment.
- To store fishing pond equipment
- Workshop to repair equipment & fence store.
- For the maintenance of equipment for wood land management.
- Provision of facility to provide protection and isolation for sick animals or when giving birth.

The applicant has also provided additional information regarding the sites agricultural activity via email which includes an RPA (Rural payments) SBA number (Farming single business), including a CPH (Parish council holding number), a movement document sheet (a legal document for livestock movements), picture of livestock with tags registering them to Mapplewell meadows farm, a field chemical invoice for field spraying works and for field spraying equipment purchased. They have also advised that nothing has changed since the previous prior notification was determined.



Policy Context

Local Plan – Green Belt

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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. 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.

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

No consultations

Representations

None

Assessment

The site lies, in part, 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, however 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.

Mapplewell Meadows is a privately-owned site but it is very permeable with large parts of it open to the public during the day (7am-8pm) for various, fairly wide-ranging uses. However, the land was bought as arable agricultural Green Belt and this is the most common use in terms of land area. Indeed, the proposed building is located in an area which is used for horse grazing and there are several stables on this piece of land. The combined floor area of the building is 157sqm which is far less than the 1000sqm limit (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. It should be noted there is no history of the applicant erecting agricultural buildings on the site within the last 2 years.

It is noted that this application has increased the height of the building from 3m to 6.67m since the 2021 application, however it is considered that the building remains to be fairly limited in size and scale and is constructed from typical agricultural materials with stained timber boarding, a plastisol metal sheeting for the roof. As the building would largely be screened from the road by trees, hedges and existing buildings it is considered that the increase in height is acceptable. The proposal is considered acceptable in terms of siting, scale and design.

Recommendation

Prior approval not required