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**2024/0133**

Jenny Griffiths

Roof over existing silage clamp and new steel portal frame agricultural building

Gunthwaite Hall Farm, Gunthwaite Lane, Gunthwaite, Sheffield, S36 7GE

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## **Background**

2018/0837 - Erection of Agricultural Building (Prior Notification) – Prior Approval not required  
– The permitted building is located more than 90m away from the proposed new development

2020/0137 - Erection of 2 no. silage pits comprising an impermeable concrete floor area and concrete panel walls to a height of 3 metres. There will be no roof over the pits.  
Dimensions; Length 35m, Breadth, 27m (Prior Notification Agricultural) – PN granted

2023/0124 - Erection of roof and side cladding over and existing silage clamp in farm yard  
(Prior Approval Agricultural) – Prior approval required

## **Description**

Gunthwaite Hall Farm is a dairy farm located to the north west of the borough at the junction of Gunthwaite Lane and Coach Gate Lane. The Gunthwaite Hall, a Barn and farm building are grade I and II listed Buildings and the Stable Range is a Grade II\* Listed Building. Works appear to have been commenced on the silage clamp roof.

Gunthwaite Hall Farm comprises a mixture of traditional and modern farm buildings. The traditional range of buildings is located to the east of the lane with the modern steel portal framed livestock buildings being situated on the opposite side of the lane. At present the farm is therefore divided by Gunthwaite Lane.

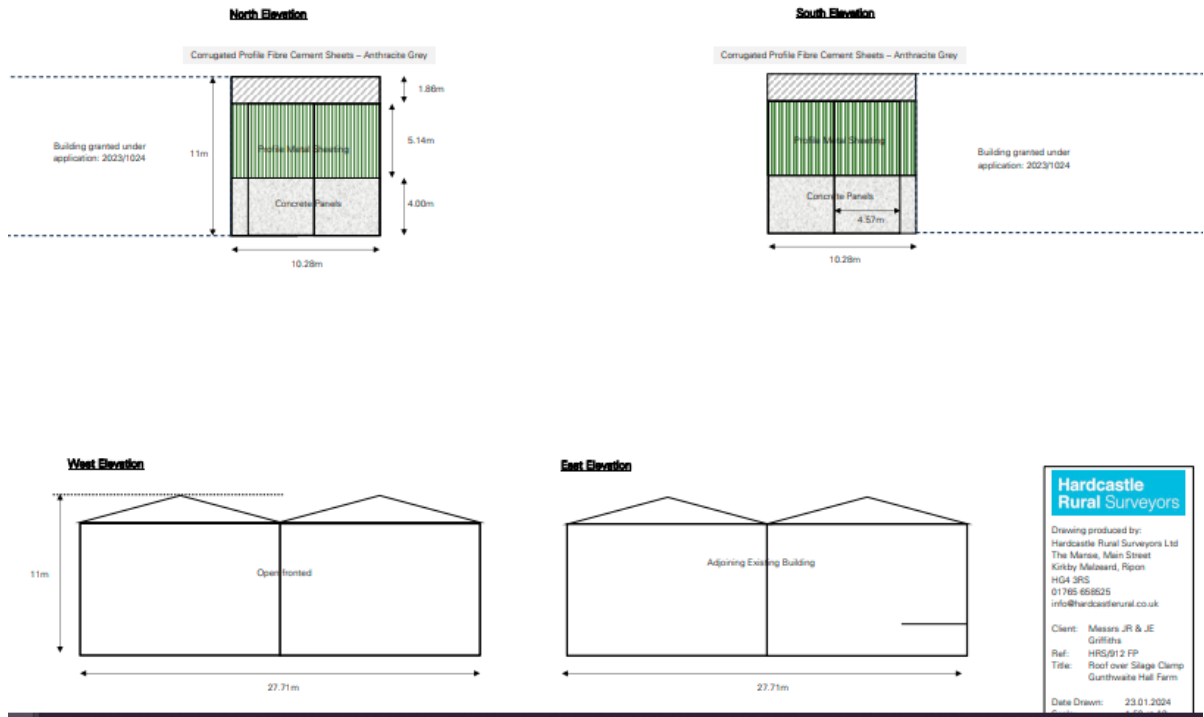
The total area of land farmed extends to approximately 274 acres, with 420 head of dairy cattle. In 2020 a PN application was approved which proposed the formation of 2 silage pits.

## **Proposed Development**

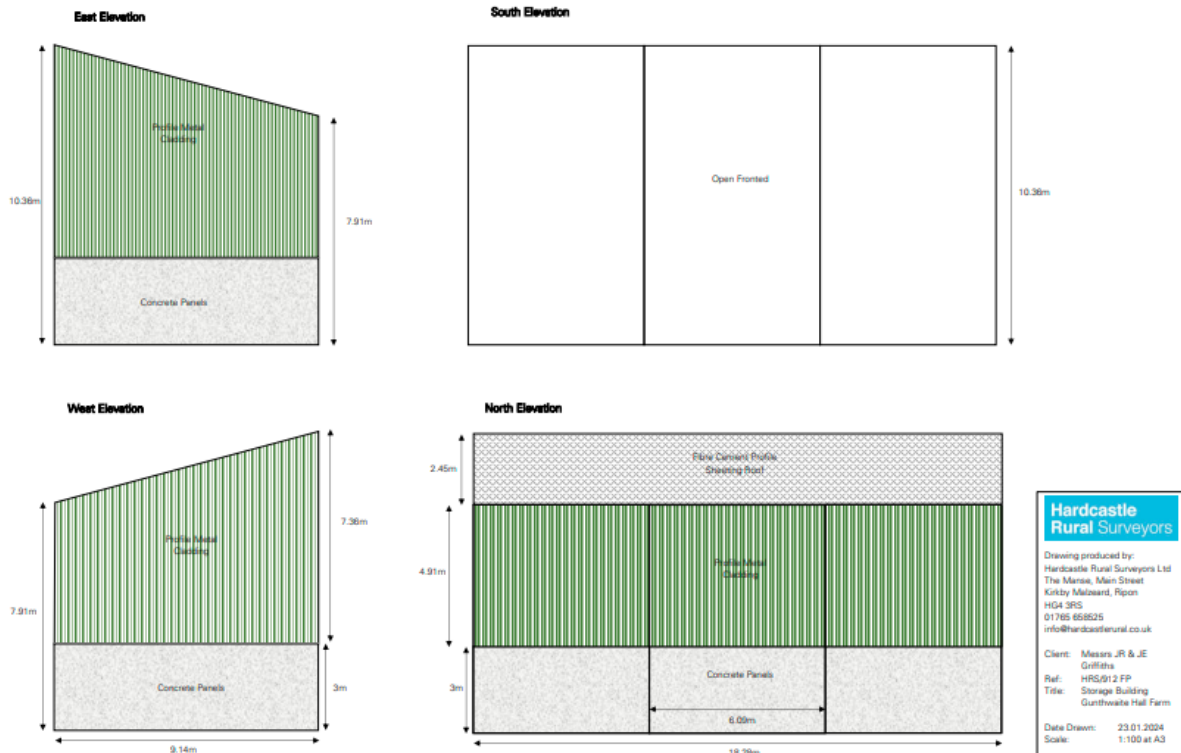
The application is a full planning application for the erection of a roof over an existing silage clamp and a new steel portal frame agricultural building. Significant justification has been submitted in support of the proposal as part of the planning statement. In short the proposals are to support the existing extensive farming operation at the site and to provide environmental benefits by covering over the existing silage clamp. The new portal framed building is proposed to store feed for the cattle.

The total dimensions of the building are:- Length 10.3m, Breadth 18m and the proposed building would be constructed with concrete panels to the base, fibre cement sheets to the roof and profile metal cladding to the sides. The barn would be open fronted and is of a sufficient height (10.36m – highest point) in order to provide sufficient room for agricultural machinery. The proposed roof over the silage clamp would be constructed from a metal frame with fibre cement sheets with a maximum height of 11m, again to allow for machinery to operate under cover.

**Roof over Silage Clamp, Gunthwaite Hall Farm, Penistone, Sheffield, S Yorkhsh, S36 7GE**  
**Elevations**



**New Storage Buildings at Gunthwaite Hall Farm, Penistone, Sheffield, S Yorkhsh, S36 7GE**  
**Elevations**



## Policy Context

Local Plan - Green Belt

## **Policy Context**

### Local Plan

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 Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). 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.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

The site is set within an area of Green Belt.

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 - Building a strong, competitive economy

*Supporting a prosperous rural economy.*

Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based rural businesses

Section 12 – Achieving well designed places

Section 13 – Protecting Green Belt land

## **Consultations**

Gunthwaite Parish Council – No comments received

Conservation – No objections

Highways – No objections

Historic England – No objections

Pollution Control – No objections

## **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.

The applicant runs a long-established dairy farm. The existing silage pits are used for the storage of grass and whole crop silage produced on the farm. Significant justification has been submitted in support of the proposal as part of the planning statement. In short, the proposals are to support the existing extensive farming operation at the site and to provide environmental benefits by covering over the existing silage clamp. The new portal framed building is proposed to store feed for the cattle. The proposal is therefore considered acceptable in principle.

### Visual Amenity/Impact on Listed Structures

The Conservation Officer has been consulted due to the site being set close to the Grade II\* Listed building. The Conservation Officer states that: 'This application seeks permission to roof over part of an existing silage clamp (approved under 2023/1024) and erect a new storage building circa 100m to the east of Gunthwaite Hall Barn. The Gunthwaite Hall site is associated with the Bosville family with the grade I barn originating in around 1500. There are a number of historic buildings adjacent including the C18 grade II\* Stable Range around 30m to the west, and Gunthwaite Hall (grade II) which is C17 to C19 and 75m to the south. Altogether its quite a sensitive setting especially in the area to the south and west of the barn which retain much of their original setting. However, north, and east of the barn, the site has been extensively developed with portal framed barns, large outbuildings, slurry pits, and concrete storage areas that serve the agricultural operation. This is particularly so in the area this proposal is the focus of where there is a modern agricultural shed between the proposal site and the eastern gable of Gunthwaite Hall Barn. Direct intervisibility is possible but I'd suggest the existing silage clamp and the other barns that are closer to the historic core of the site have already substantially altered the setting in this area.

Consequently, I'd characterise this proposal as minor in context and although cumulative, I think the impact and potential for harm is low due to the low contribution this part of the site lends. Ultimately, there are very clear precedents, and the magnitude of change and harm is relatively low so I do not object.'

In terms of design, siting and materials, the proposed roof and storage building are sited in appropriate locations and are of purpose-built agricultural designs. Whilst the proposals are fairly tall in overall scale, it is necessary for these buildings to be of this height due to the machinery operating underneath. The proposal is therefore considered to be acceptable and would not have any significant impact upon openness of the Green Belt, as they would be viewed in context with the existing agricultural structures on site. The proposal is therefore acceptable in terms of visual amenity and impact upon the historic structures, in accordance with policy HE1, HE2 and GB1 and D1 of the Local Plan.

### Pollution Control

Pollution Control have also stated that this development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality and no conditions are required.

## Highways

The existing silage clamp is currently of concrete panel construction and is uncovered. The farm business wishes to improve the construction of the clamp and roof over the area to reduce the amount of effluent, dirty water, and emissions from the clamps. An additional agricultural building is also proposed to be used as a feed store.

Once the construction work is complete, there will be very few highway implications with the only additional traffic generation likely to be that to support site operations and general maintenance activities at the facility.

The scheme is acceptable from the perspective of highway development control. No specific conditions are deemed necessary.

## **Recommendation**

**Grant subject to conditions**