

2025/0512

EE + C Hawke

High Wells Farm, Tenter Lane, Barnsley, S36 8YR

Erection of agricultural building (Prior Approval)

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### **Site Description**

High Wells Farm, which is subject to this application, is located at the junction of Tenter Lane, Dyson Cote Lane and Grudgy Lane. Dyson Cote Farm is located at the junction of Salter Hill Lane, Dyson Cote Lane, Tofts Lane and Underbank Lane, and is situated approximately 230m to the south-west of High Wells Farm and 80m north-west of the application site. The site subject to this application is located at the junction of Tofts Lane and Underbank Lane, adjacent to an existing field access. Whilst the prevailing character of the area is undulating, the site subject to the application is relatively flat. The field in which the development is to be located is bounded by low-level dry-stone walls.

### **Planning History**

2024/0893 – Creation of a slurry lagoon – Granted 11<sup>th</sup> April 2025

2022/0577 – Erection of agricultural lean-to-extension (prior notification) – Prior Approval Not Required June 2022.

2013/0776 – Erection of agricultural building – Granted September 2013

2006/1109 – Erection of agricultural building – Granted August 2006

### **Proposed Development**

The applicant is seeking prior approval for the erection of an agricultural building under Schedule 2, Part 6 Class A of the GDPO.

### **Consultations**

Conservation Officer – No objections or concerns raised.

Parish Council – No comments received.

### **Assessment**

#### **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 would exceed 1,000 square metres; 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;

(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;

(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; or

(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument

The proposal comprises the erection of a single agricultural building which would be within the established agricultural unit and used only for agricultural purposes. The building is not proposed to house any livestock and would be with well beneath the 1500sqm threshold for these types of development. The site is not within a conservation area and will not be used for storing fuel or waste. Nor is the site within the curtilage of a scheduled monument.

As such, the proposed agricultural building meets the requirements set out in Parts A.1 and the conditions set out below in A.2 should be met.

## **Conditions**

**A.2—(1)** Development is permitted by Class A subject to the following conditions—

(a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

(b)where the development involves—

(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii)the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

(c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

### Assessment

Whilst the site is within close proximity to a number of listed buildings, the proposed building is not proposed to house livestock or any sewage/slurry/waste, as such condition A is met. Waste materials are not proposed to be brought onto the site from elsewhere and the building will not facilitate mineral extraction, as such conditions B and C are met.

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.

The proposed building is positioned in an acceptable location, close to the existing buildings on site of similar uses. Whilst the building is near a number of listed buildings, the Conservation Officer is not concerned that the proposal would harm the setting of these buildings. The landform and intervening buildings mean that intervisibility is very limited and views will only be possible from the immediate environs of Chapel Farm 100m to the east. However, it is unlikely any direct views from the listed buildings themselves would be possible. The setting has clearly undergone much change owing to the large number modern farm buildings / silos etc. that have created a strongly agricultural but modern character. Overall, the impact will be slight and not materially harmful to the setting of the listed buildings or their significance.

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 machinery. The proposed development would not be used for livestock or slurry.

Part 6 Section A1(d) requires the building is under 1000sqm and there are no other previous buildings erected in the last 2 years. The building would be only approx. 120sqm and the applicant has confirmed no other agricultural buildings have been erected within the last two years. The planning history also confirms this.

### Conclusion

Overall, the proposed development meets the requirements and conditions set out under Schedule 2, Part 6 Class A of the GDPO and as such prior approval is not required.

### **Recommendation**

**Prior Approval Not Required**