

2026/0114

Mr James Stuart

Prior Notification Agricultural - Erection of general purpose single storey agricultural building

Lower Dyson Cote, Dyson Cote Lane, Snowden Hill, Sheffield, S36 8YR

Planning History

B/05/1340/PR - Single storey side extension – Approved

2017/0146 - Prior Notification Agricultural - Erection of agricultural building for storage of animal feeds – Approved with conditions (Dyson Cote Farm)

Description

Dyson Cote Farm is located in Snowden Hill which is a rural area on the outskirts of Oxspring and includes buildings at Dyson Cote Farm and Lower Dyson Cote. The application states that the farm holding extends to 101ha and has been operating as a farm for 70+ years. K Stuart and Sons are a dairy and sheep farmers specialising in processing and bottling milk for doorstep delivery.

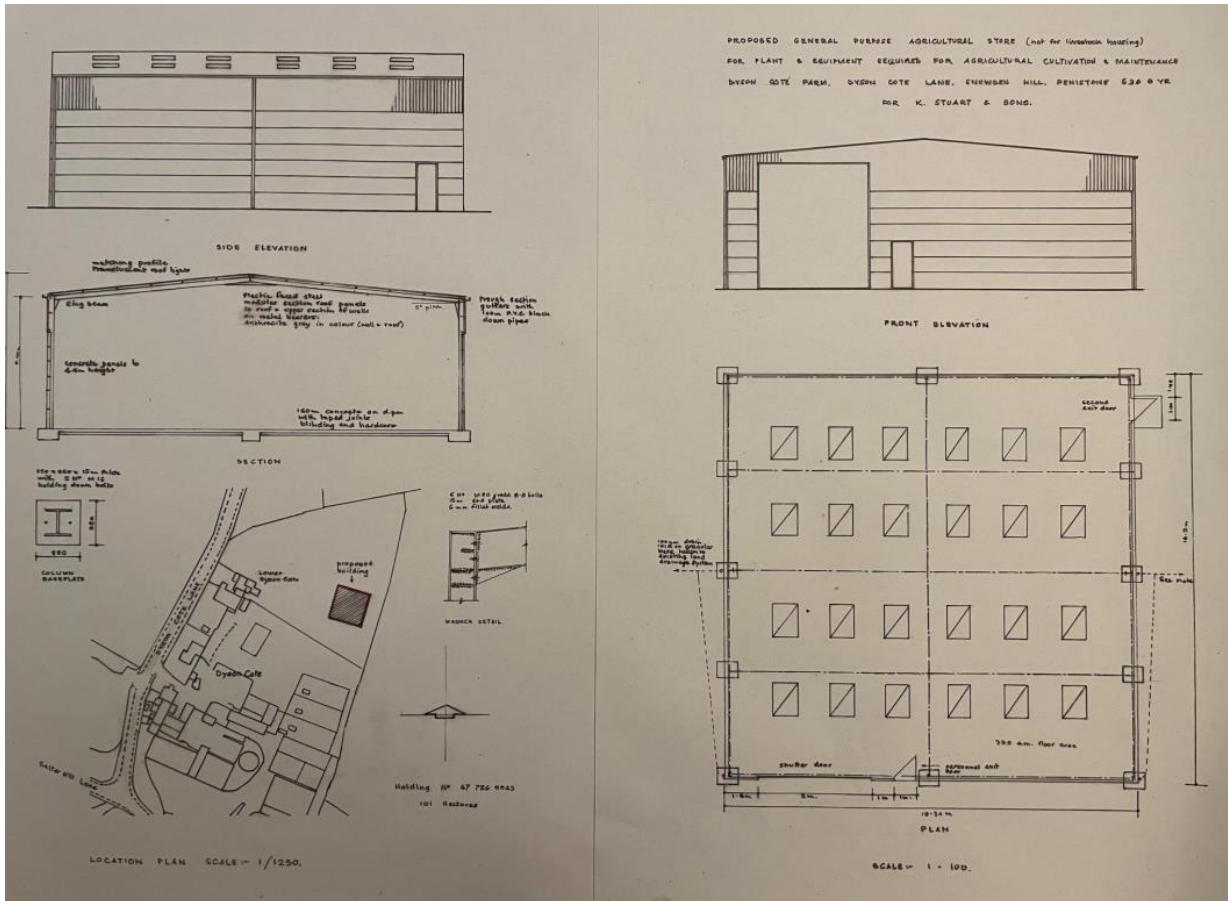
The proposed agricultural storage building would be located as indicated by the redline boundary, to the east of Lower Dyson Cote Farm and to the north of Dyson Cote where the main farm buildings are situated.

Proposed Development

The proposal involves the erection of an agricultural barn to store machinery and equipment in connection with the existing agricultural operations at the farm. The applicant has confirmed on the application form that the building would not be used for livestock or slurry.

The design has been chosen to allow for agricultural machinery to fit inside. The building would be constructed of a portal frame with pitched roof. The applicant has provided full plans with the submission and the proposed building would be square in shape and would measure length 18.3m, width 18.3m (335sqm) and height to eaves 6m and height to ridge 7m. There would be one large roller shutter door to the front and an access door.

The proposed materials consist of a 4.5m high concrete panel base with insulated metal cladding in an Anthracite colour. The roof would be constructed of metal roof sheets in an Anthracite colour.



Policy Context

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 an agricultural machinery store, constructed with a portal frame and a pitched roof.

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 building 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);
- 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. The application states that the farm holding extends to 101ha and has been operating as a farm for 70+ years. K Stuart and Sons are a dairy and sheep farmers specialising in processing and bottling milk for doorstep delivery. The building is proposed in order to provide secure storage for agricultural machinery, and would not be used for the livestock or slurry.

Assessment of siting, design and external appearance

The proposed building is sited in an acceptable location, close to existing buildings at Dyson Cote Farm and is not isolated in nature. The agricultural machinery storage building would be of a purpose built design and acceptable materials, including concrete panels and grey metal sheets to the sides and roof. The building is of a reasonable size and height, and whilst the eaves height is 6m, this to allow for large agricultural machinery to be stored securely.

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 building 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).