

2026/0215

Northern Powergrid

Cannon Hall Farm, Bark House Lane, Cawthorne, S75 4AT

Prior Notification under Part 15 (Power Related Development), Class B (Electricity Undertakings) for the installation of a 4m x 4m building to house an electricity substation.

Site Description

The application site is within the Cannon Hall Farm car park area close to existing structures—approximately 5 meters west of The Lucky Pup café and just 2 meters south of the northern ancillary building.

Proposed Development

The applicant is seeking prior approval for the erection of a 4m x 4m substation under Schedule 2, Part 15 Class B of the GDPO.

Consultations

Conservation Officer – No objections or concerns raised.

Assessment

Permitted development

B. Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—

(a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;

(b) the installation or replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

(c) the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

(d) the extension or alteration of buildings on operational land;

(e) the erection on operational land of the [undertaking of] a building solely for the protection of plant or machinery;

(f) any other development carried out in, on, over or under the operational land of the undertaking.

Most relevant in this case would be part (e) as the proposal is for the erection of a building (electricity substation).

Development not permitted

B.1 Development is not permitted by Class B if—

(d)in the case of any Class B(e) development, the building would exceed 15 metres in height, or

Conditions

(d)in the case of any Class B(e) development, approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from—

- (i)in Greater London or a metropolitan county, the local planning authority,
- (ii)in a National Park, outside a metropolitan county, the county planning authority,
- (iii)in any other case, the district planning authority.

Interpretation of Class B

For the purposes of Class B(d), (e) and (f), the land of the holder of a licence under section 6(1) of the Electricity Act 1989 (licensing of supply etc.) is treated as operational land if it would be operational land within section 263 of the Act (meaning of “operational land”) if such licence holders were statutory undertakers for the purpose of that section.

Assessment

Northern Powergrid is a licensed Distribution Network Operator (DNO) that owns and operates the regional electricity distribution network. Is described explicitly as the statutory undertaker of the distribution network and is therefore a “statutory undertaker” for the purpose of Section 263. The supporting cover letter sets out that Northern Powergrid are required to install the proposed substation to meet the power needs of the site.

Plans have been submitted with the application which show the proposed substation which has a 4m x 4m footprint and is approximately 3m tall. The regulations set out above do not restrict the footprint of these types of buildings but do say they should be a maximum of 15m tall. In this case the proposed substation is well within these limits.

The proposed development would lose approximately 2-3 car parking spaces from the north eastern corner of this car park. Given the scale of the site and that there is extensive car parking available on site this minor loss is acceptable in this instance.

The site is within a registered park and garden and in close proximity to Cannon Hall which is a listed building. The Conservation Officer has therefore been consulted to provide comment on the design and external appearance of the building in accordance with condition (d). No objections or concerns have been raised and the proposal would have minimal visual impact or harm to the setting of the listed buildings nearby. As such, the proposed substation is considered acceptable and prior approval is not required.

Overall, the proposed development meets the requirements and conditions set out under Schedule 2, Part 15 Class B of the GDPO and as such prior approval is not required.

Recommendation

Prior Approval Not Required