

2026/0046

Mr Robert Hill

Prior Notification (Agricultural) Erection of hay barn to store hay and straw produced on the farm for use as animal feed and bedding during winter months, constructed with a portal frame with a pitched roof

Land at Hazeldene Farm, Shafton, Barnsley, S72 8RD

Planning History

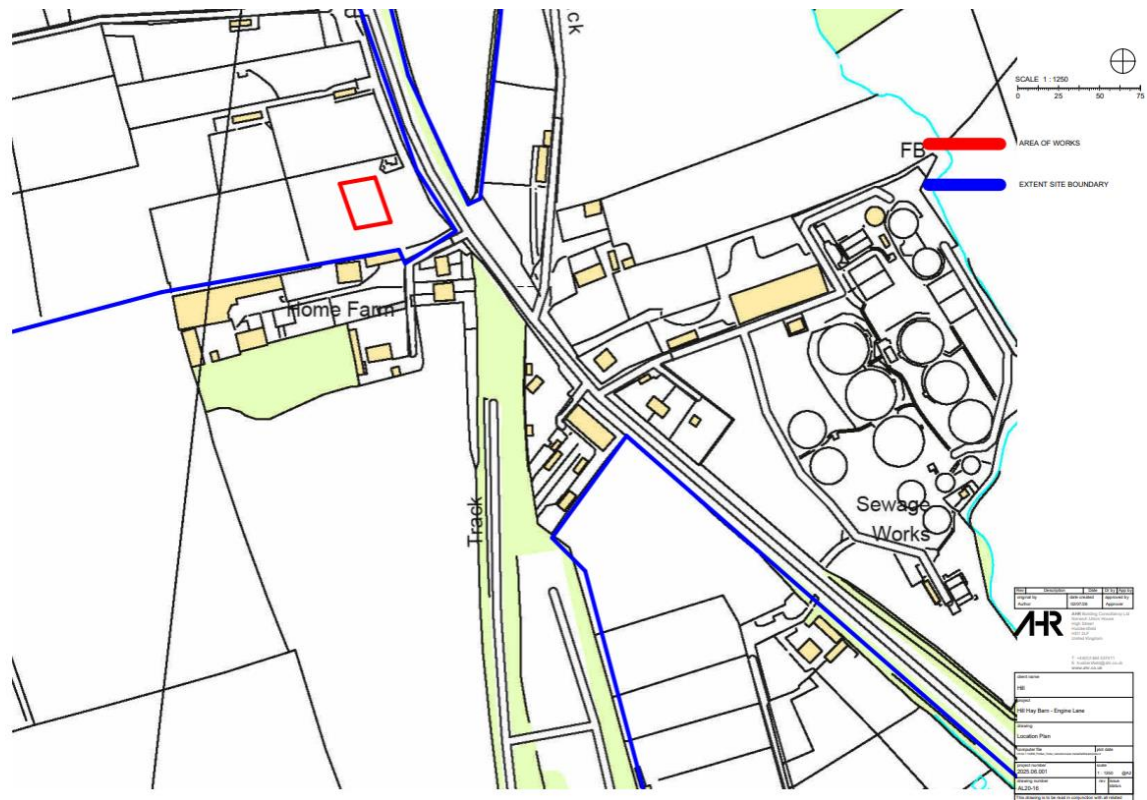
No planning History for this site, however there are historic applications at Hazeldene Farm Yard (Number 22 Engine Lane) which is set to the north of the site.

The most recent and relevant application was for the erection of an agricultural building which was approved under application ref: B/00/1404/HR on the 28th December 2000.

Description

Hazeldene Farm is located in a rural area on the outskirts of Shafton. The farm has a flock of pedigree Jacobs and Dutch spotted sheep. The applicant states that the farm holding extends to 57ha and has been operating as a farm for 100 years.

The proposed agricultural storage building would be located as indicated by the redline boundary, to the west of Engine Lane, to the north of Home Farm to the south. Home Farm does not form part of the applicants ownership as indicated by the blue line boundary. The main farm buildings at Hazeldene Farm are set to the north at number 22 Engine Lane. The farm holding also includes a further three parcels of land as shown on the plans below and outlined in blue.



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 a hay barn, to store hay and straw produced on the farm for use as animal feed and bedding during winter months, 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 farm has a flock of pedigree Jacobs and

Dutch spotted sheep. The applicant states that the farm holding extends to 57ha and has been operating as a farm for 100 years. The building is proposed in order to provide cover for feed 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, adjacent to existing development at Home Farm to the south and is not isolated in nature. The agricultural storage building would be of a purpose built design and acceptable materials, including concrete panels, Yorkshire boarding and a cement fibre grey roof. The building is of a reasonable size and height, to be used in connection with agricultural machinery and storage.

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).