

AHP planning statement

application: Agricultural building on land at The Granary, Noblethorpe, Barnsley Road, Silkstone, Barnsley, S75 4NG

applicant: Mr K Hickey

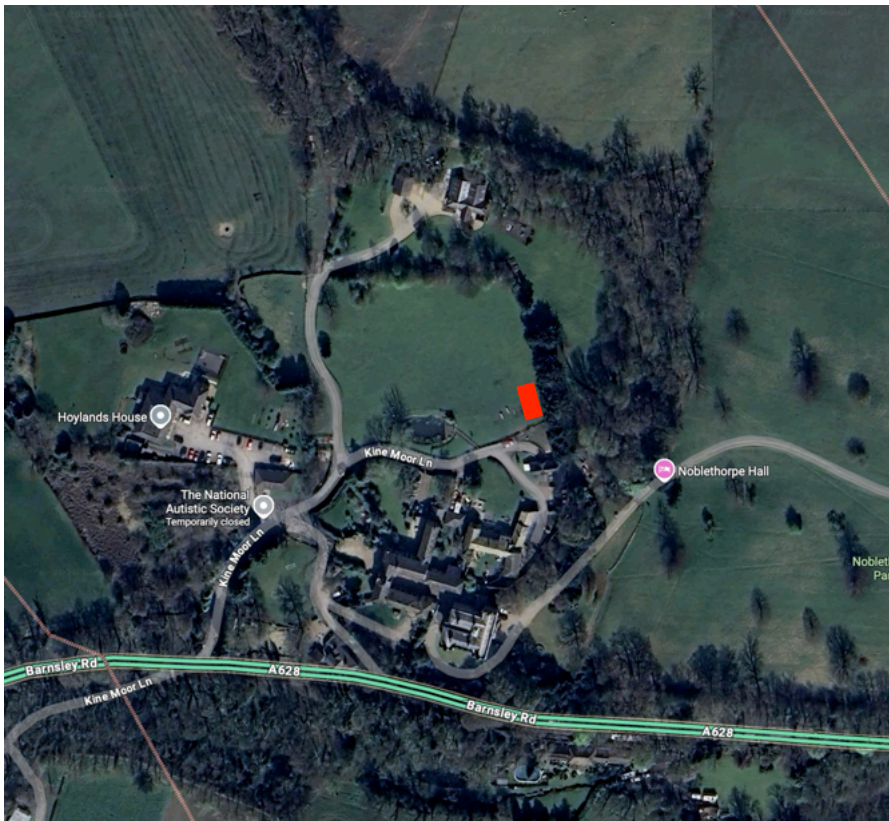
project nr: 26020

date: 28 April 2026

Introduction & Context

This statement is prepared in respect of the prior approval notice for a proposed Part 6 Class A agricultural development on farmland at The Granary, Noblethorpe, Barnsley Road, Silkstone, Barnsley, S75 4NG. The notice is for an agricultural storage building on agricultural land.

The application site is located off a private drive, off Barnsley Road, Silkstone (see below).



Amount & Layout

The application site comprises 12.2 hectares of agricultural land located off Barnsley Road, Silkstone. With additional pockets of land rented by the applicants from other local land owners. The location of the proposed agricultural building is detailed on the submitted plans accompanying this application.

Appearance & Scale

The proposed building has a footprint measuring 16 metres by 8 metres, providing a total floor area of 128 square metres. The structure has an eaves height of 3.3 metres and a ridge height of 4.6 metres. The building is to be of typical modern agricultural steel-frame construction. External walls will be constructed with a natural stone base, clad with vertical timber boarding above, and the roof will be finished with profiled steel cladding, consistent with conventional agricultural design and appropriate for its rural setting.

Access

Access to the application site is via the existing private drive access off Barnsley Road, see below.



Applicant's Requirements

The applicant actively manages the agricultural unit (CPH Number: 47/730/0068 and Sheep Flock Number: 138368) and supports in excess of 80 sheep, which has increased over recent years. The 12.2 hectares of agricultural land are managed for grazing and haylage production to provide winter feed. The machinery and equipment needed for management of the unit requires safe and secure storage, in addition to the hay bales requiring appropriate storage to maintain their quality.

The proposed building is therefore required to provide secure, dry and environmentally responsible storage for the silage produced on the agricultural unit. Along with secure equipment and machinery storage. Its provision will support the continued effective and sustainable operation of the holding.

The applicant's grandson has recently finished an agricultural qualification at Askham Bryan College in York and is looking to actively take forward his career in farming.

Summary

The proposed agricultural building is essential to the future effective operation of the applicant's farming operations. The development fully accords with the criteria and provisions of Class A of Part 6 of the General Permitted Development Order, which permits agricultural development on units of 5 hectares or more.

ADP Architecture and Design Ltd