Application reference number	2024/0198

Application Type	Prior Approval - Agriculture

Proposal Description:	Prior Approval for an agricultural building for the storage area for straw, fodder and farm machinery.
Location:	Wentworth Grange Farm, Stainborough Lane, Hood Green, Barnsley, S75 3HA

Applicant	Mrs C Saynor

Number of Third Party Reps	None	**Parish:**	Stainborough
		Ward:	Penistone East Ward

Site Description

Wentworth Grange Farm is located within Hood Green in the western rural part of Barnsley. The site occupies a relatively secluded position approximately 1km south of Hood Green within a small natural valley and is characterised by open pastureland and agricultural uses. Access is provided via a lengthy farm track from Stainborough Lane, which also serves Wood Nook Farm and a number of isolated dwellings. The site comprises several pasture fields used for horse livery and stud purposes. Existing development comprises a number of steel portal-framed agricultural buildings clad in Yorkshire boarding, together with a residential log cabin.

Relevant Site History

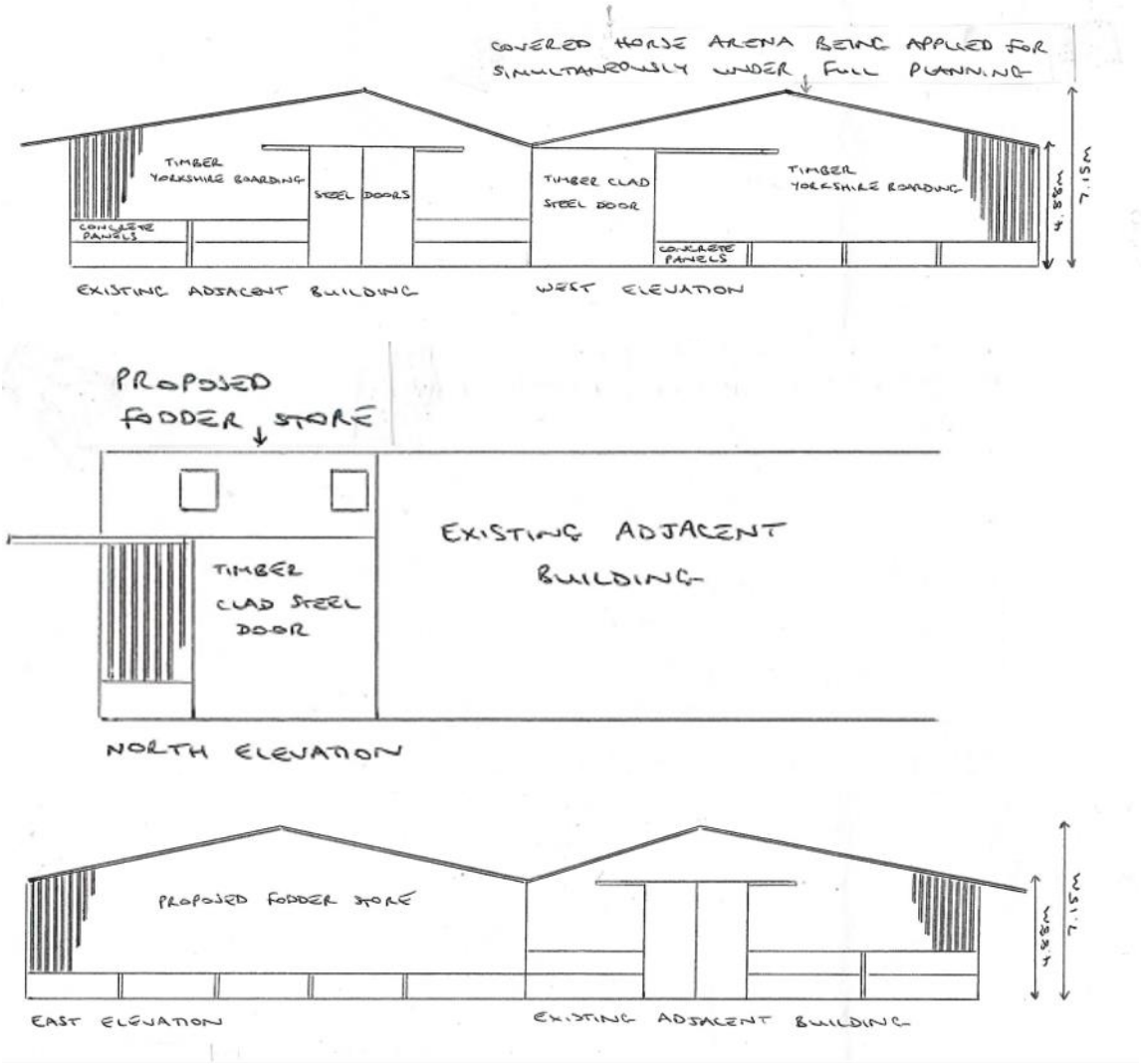
Application Reference	*Application description*	*Status*
2016/0321	Proposed agricultural building to house livestock and to store fodder and implements	Approved with Conditions July 2026
2020/0380	Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of temporary rural enterprise dwelling (log cabin) for a period of 3 years - Part retrospective	Approved with Conditions August 2020
2023/0684	Removal of condition 3 of planning permission 2020/0380 to allow the retention of the log cabin on a permanent basis - Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of	Approved with Conditions September 2023

	temporary rural enterprise dwelling (log cabin) for a period of 3 years - Part retrospective	
2024/0198	Removal of conditions 3 (Occupation), 4 (Outbuilding and Paved Patio Removal) and 5 (Site Reinstatement) of planning permission 2023/0684 (Removal of condition 3 of planning permission 2020/0380 to allow the retention of the log cabin on a permanent basis - Change of use from agricultural to 'mixed agricultural and equestrian'; outdoor riding surface; mobile turnout pen and siting of temporary rural enterprise dwelling (log cabin) for a period of 3 years - Part Retrospective).	Approved with Conditions December 2025
2026/0747	Erection of agricultural style building to enclose existing menage	Under Consideration

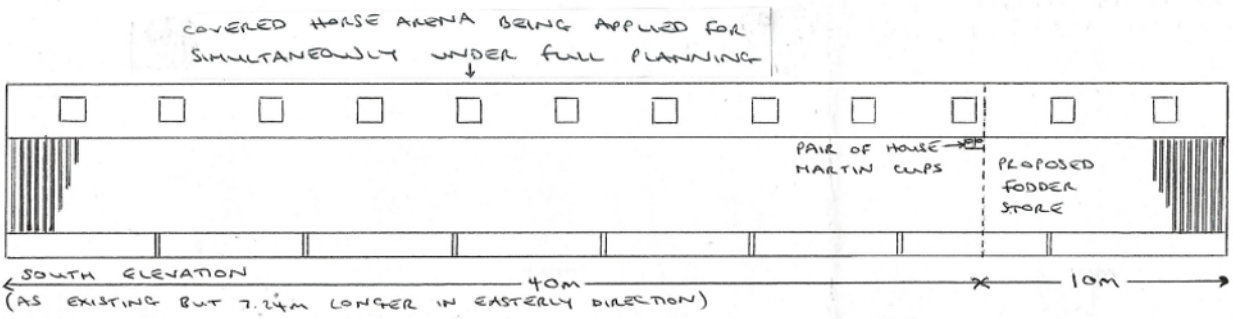
Proposal

The proposal involves a prior notification for the erection of an agricultural barn measuring 10m x 20.5m with a height of 4.8m to the eaves and 7.1m to the ridge, with a floor area of approximately 205sqm. The proposed building would be of a traditional design constructed from Yorkshire boarding cladding with a cement fibre corrugated roof. The proposed building would be located adjacent to an existing agricultural building and close to the main cluster of existing buildings. The applicant states that the building is intended for use as a machinery, fodder and bedding and crop store.





Policy Context



<u>General Permitted Development Order Prior Notification Procedure – Agricultural and Forestry Part 6</u>

Part 6, Class A - Agricultural and Forestry on units of 5 hectares or more - 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 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; 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 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.

Subject to conditions

Consultations

None

Representations

None

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new buildings are usually considered unacceptable unless they are for agriculture, sport, or leisure. In this instance, the building is for agricultural use and is therefore acceptable in principle subject to design, size, and location. 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 should these be considered unacceptable.

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 structure 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 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 – includes the 2024 Prior Notification (under application 2024/0766) was given for the erection of open top slurry store which measured 460sqm in area – total including proposed silage pit 961sqm.

- 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.

Siting, design and external appearance

In terms of the siting of the building, whilst the building could be seen from the access track serving the farm, it would not be visible from the highway; it is located within the farm holding and adjacent to existing buildings, and would be of a standard agricultural construction, built in a steel portal frame with traditional Yorkshire boarding with a grey profiled cement fibre corrugated roofing and would be seen as part of a cluster of existing agricultural buildings on this farm complex.

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 agricultural 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