

CLIENT:

Mr J. Mosley

TITLE:

Planning/Justification Statement

PROJECT:

Erection of Agricultural Barn for Fodder & machinery storage.



DATE:

14.09.2026

REF:

393-26-R1 _A

LOCATION:

**Royd Moor House Farm
Royd Moor Road
Thurlstone
Sheffield
S. Yorkshire
S36 7RD**



Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Prior Approval Application for the erection of an Agricultural Barn at Royd Moor House Farm, Thurlstone.

Context

- Royd Moor House Farm comprises of a 175 acre agricultural unit with a combination of land owned by the applicant and secured via grazing licences.
- In 2024 a full planning application was submitted and approved for the erection of an agricultural building via application 2024/0371. The building was erected shortly after consent was granted.
- The existing agricultural building is utilised for lambing, calving, fodder and machinery storage.
- Due to the existing buildings size, this year's straw has had to be stored externally as there is insufficient room within the existing unit. As a result, each bale had to be wrapped.
- The cost of each bale to be wrapped is approximately £9. At present the applicant has circa 52 wrapped bales stored externally.
- In addition, the existing building can no longer accommodate all the agricultural machinery the applicant requires, as such 2 tractors, hay rake, trailer, cattle crush and various additional items are stored externally.
- The applicant, Mr Mosley, resides at Royd Moor House Farm approximately 90m to the North West of the existing Agricultural barn.
- The applicant currently has 30 head of cows and approximately 200 Ewes and a further 200 Lambs.

Occupation/use

- The proposed agricultural barn will be solely used for fodder storage (unwrapped) and agricultural machinery. Both these entities are reasonably necessary for the agricultural unit as a whole.

Proposed Development & Compliance

- The cumulative sqm area of the existing and proposed building is 732.8m², which is considerably below the 1,500m² 2 year allowance and below the 1,000m² allowance when housing livestock (this application is not for the housing of livestock however).
- Allowing the bales to be stored within the proposed unit will save the applicant approximately £5,000 per annum through no longer needing to wrap the bales.

- The immediate parcel of land the agricultural building is to be located exceeds 1 hectare. The site area is 1.36ha.
- The proposed building is located in excess of 25m away from a classified road.
- The proposed building is for fodder and machinery storage therefore does not need to be sited 400m away from an existing dwelling (only applicable for buildings housing livestock).
- The proposed building is essential to the agricultural unit, it will save significant costs via not having bales wrapped and stored externally and will provide secure storage for agricultural machinery ensuring it is not exposed to inclement weather that would typically deteriorate the machinery, which in turn, will ensure it is kept in good working order and will function as intended for longer.
- The proposed building will be constructed of matching materials to the existing building. These are indicated on the accompanying drawings.
- The site is not located within 3 kilometers of an Aerodrome.
- The proposed building does not exceed 12m in height.

Agent Request

Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.