

2024/0040

Mr Richard Peace

Erection of new agricultural building (prior notification - agricultural)

Cuckold Carr Farm, Coach Gate, Gunthwaite, Sheffield, S36 7GE

Description

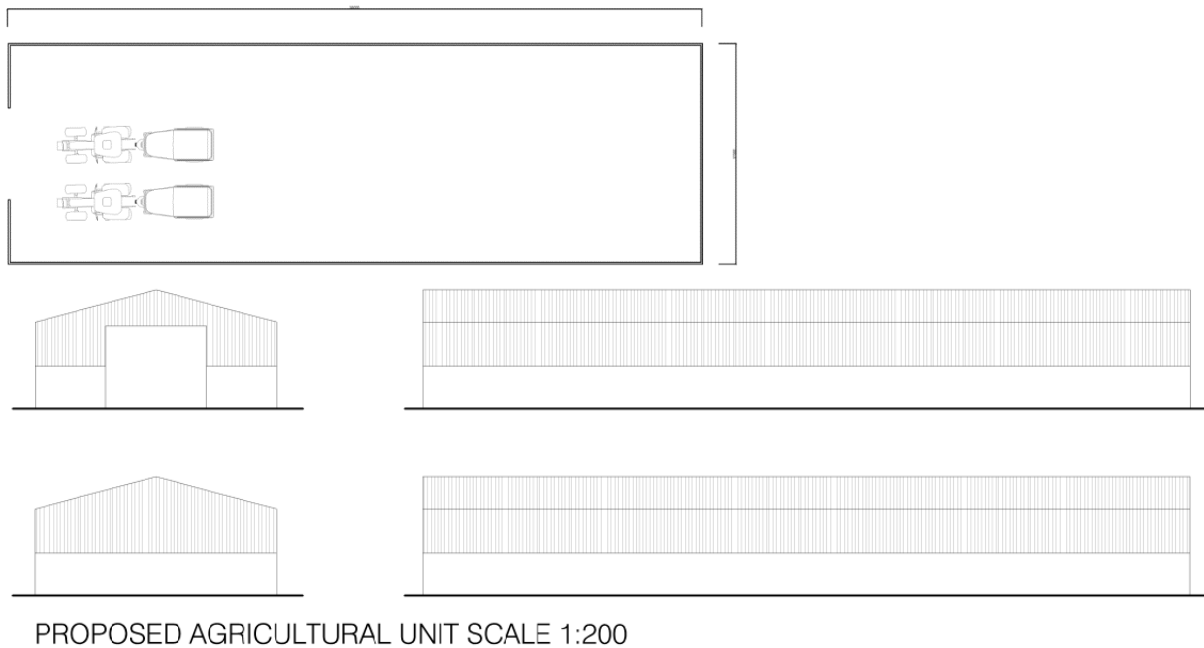
Cuckold carr farm Farm is located in a rural area located on the Northern boundary of the Borough, close to the boundary shared with neighbouring Kirklees Authority. The site is located in the Green Belt near to the settlements of Cawthorne (2km to the East), Hoylandswaine (2.15km to the South-East) and Ingbirchworth (2.6km to the South-West). The application states that the total area of the agricultural unit measures 10.3 hectares, with the parcel of land to be developed measuring 1 hectare. There is two public rights of ways – Gunthwaite & Ingbirchworth CPs 9 and 10, respectively.

Proposed Development

The applicant is seeking prior approval for the erection of an apex roofed, agricultural building, rectangular in shape measuring 38m x 12m (footprint size of 456sqm in total). The building will be constructed with concrete side panels up to 2m in height with steel cladding over 2m in a green/brown colour. The building will have a height of 4.3m to the eaves and 6m to the highest part of the roof ridge. It is designed with a large opening/door on the frontage (West-facing elevation). The building would be set on a parcel of land to the west of the main farm yard.

The planning statement submitted with the application states that 'A barn has been previously approved on this land in field B on the attached plans (application no 2023/0690). However an option to purchase a further 7 acres of an adjacent field has arisen. The owner feels that this would provide a more suitable location for the building as it has better access to Coach Gate Lane. It is also in a location closer to existing amenities such as electric should it be required. This amended location has been submitted as a fresh application as the proposed location did not form part of the original site.' As the above PN has recently been approved the applicant could construct both buildings, therefore the floor area requirements of part 6 Class A should be carefully considered.

A farm track will be added in crushed stone for purposes of access to the new building. The application form states that the building will not be used to house livestock, slurry or sewage sludge, and will be used for the storage of crops, machinery and general agricultural use.



Policy Context

Local Plan

Local Plan Policy GB1 – Protection of Green Belt

General Permitted Development Order – Prior Approval Procedure

Part 6, Class A

Agricultural and Forestry on units of 5 hectares or more

Part 6, section A of the GPDO 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; 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

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 if necessary.

The planning statement submitted with the application states that ‘A barn has been previously approved on this land in field B on the attached plans (application no 2023/0690). However an option to purchase a further 7 acres of an adjacent field has arisen. The owner feels that this would provide a more suitable location for the building as it has better access to Coach Gate Lane. It is also in a location closer to existing amenities such as electric should it be required. This amended location has been submitted as a fresh application as the proposed location did form part of the original site.’

As the above PN has recently been approved the applicant could construct both buildings, therefore the floor area requirements of part 6 Class A should be carefully considered. For the purposes of Classes A, B and C— paragraph D.1(2)(a) states:-

(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;

The previous prior approval application was approved within 2 years. The proposed new building is set over 90m from the building given Prior Approval under app 2023/0690, the total floor area of the buildings do not exceed 1000sqm therefore the proposed building applied for meets the requirements of D.1(2)(a).

The agricultural storage building is of a purpose built design, set in an acceptable location close to the existing farm yard and is used for purposes reasonably necessary for the purposes of agriculture, described as multi-purpose for the storage of crops, machinery and general agricultural use. The proposed development would not be used for livestock or slurry.

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 proposal therefore meets the requirements of Part 6 Section A1(d) as the building is under 1000sqm (including the previously approved building). The building is of a purpose-built design, with acceptable materials and is therefore acceptable in terms of visual amenity and impact on the openness of the Green Belt.

The proposal is therefore considered acceptable in terms of siting, scale and design.

Recommendation

Prior approval not required.