

2026/0219

Spenceley

Prior Notification (Agricultural) – Proposed replacement silage pit

High Lea Farm, High Lee Lane, Hoylandswaine, Sheffield, S36 8JQ

Planning History

2007/1519 Erection of General-Purpose Agricultural Building (Prior Notification) - Prior Approval Not Required

2009/0538 Conversion of existing workshop and store into granny annex adjoining farmhouse including addition of conservatory and porch - Approved

2009/0569 Demolition of existing workshop and erection of new workshop and tool shed. (Prior Notification) - Prior Approval Not Required

2009/0600 Extension to existing slurry store and erection of open span silage pit. – Approved

2013/0884 Erection of general-purpose building to store straw, feed and machinery (Prior Notification) - Prior Approval Not Required

2020/0536 Erection of agricultural building (prior notification) – Prior Approval Not Required

2024/0766 - Prior approval application for erection of open top slurry store (Prior Notification Agricultural) – Prior Approval Not Required

Description

High Lea Farm is located off High Lee Lane, to the south of the village of Hoylandswaine and the main Hoylandswaine roundabout. The farm consists of a central hub of buildings which include a number of traditional and modern agricultural barns and more modern barns built from Yorkshire Boarding and cement fibre sheet roofs. In September 2024, Prior Notification (under application 2024/0766) was given for the erection of open top slurry store which measured 460sqm in area.

The surrounding land is used in connection with the dairy farm which has been operating for over 90 years and is 115.0ha which is substantially over 5ha in area as required by the prior notification procedure.

Proposed Development

The proposal involves a replacement silage pit for two existing silage pits which are over 30 years old, constructed of railway sleepers and girders, of which the agent states are now 'rotten and unsafe to fill against.' The new silage pit is proposed adjacent to the more recent third silage pit which is still of good working order.

The proposed silage pit measures 36.58m by 13.72m and 4m in height (501sqm). The pit would be constructed of grey natural concrete panels to three sides with an open front.

The following justification has been provided to support the proposal:- The proposal is required due to 'The existing silage facilities are dangerous and beyond repair. The cheapest simplest design has been chosen, open fronted, open top, robust materials capable of withstanding the weight of the silage, adjacent to the existing facility and farmyard where it is easy to access and required.'

Proposed Silage Pit at High Lea Farm, High Lee Lane,
Hoylandswaine, Barnsley, S36 8JQ
Block Plan 1:500 @ A4 March 2026



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

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 silage pit to replace existing silage pits on site which are now unusable.

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.

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.

Assessment of siting, design and external appearance

The proposed silage pit is sited in an acceptable location, adjacent to existing development at High Lea Farm to and is not isolated in nature. The silage pit would be of a purpose built design and acceptable materials, including concrete panels with an open frontage. The pit is of a reasonable size, given this is a replacement of existing silage pits which are no longer usable.

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 (GPDO), including the associated conditions.

The silage pit 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).