

2025/1049

Mr A Richardson

Prior approval application for erection of agricultural building

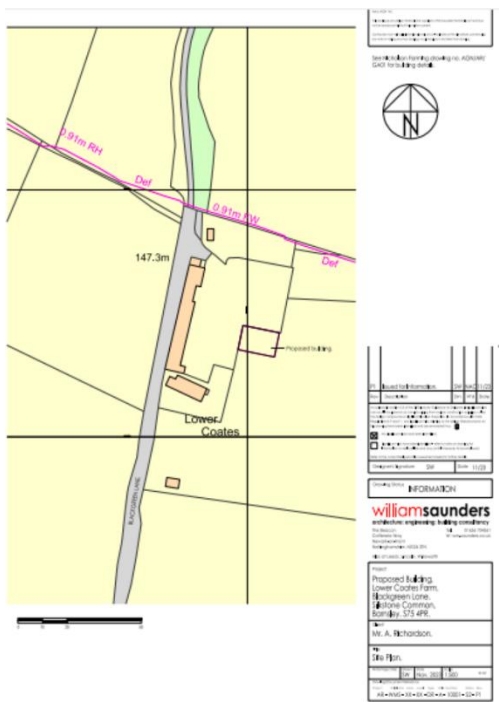
Lower Coates Farm, Blacker Green Lane, Silkstone, Barnsley, S75 4PR

Planning History

2022/0449 - Conversion of former barn to additional living accommodation with single storey link to existing dwelling, first floor side extension, single storey rear extension, and two storey side extension along with solar panels to existing farmhouse – Approved with conditions

2023/1084 - Erection of an agricultural building (Prior Approval) – Withdrawn due to the proposal not meeting the requirements of the prior approval process

2024/0072 - Erection of agricultural building (Prior Approval Agricultural) – Prior Approval not required



Location of building under 2024/0072

Description

Lower Coates Farm is located in a rural area on the outskirts of Silkstone off Blacker Green Lane. The site consists of a farmhouse and attached low stone built barns. There are a number of animals at the farm including, chickens, alpacas, goats, cows and sheep.

The proposed agricultural storage building would be located on the site of previous barns to the western boundary and adjacent to the large hard surfaced courtyard.

The site is used for mainly agricultural with some educational/recreational purposes. The applicant states that the farm holding extends to 8.7ha.

Proposed Development

The proposal involves the erection of an agricultural storage building. This would not be used for livestock or slurry.

The applicant has provided full plans and the following justification in support of the application:-

The proposed building would measure 22.86m in length, 7 in width and an overall height of 5.48m. The proposed materials consist of: the walls will be a combination of stone and Yorkshire timber boarding to match the existing buildings on the farm and a grey cement fibre sheet roof.

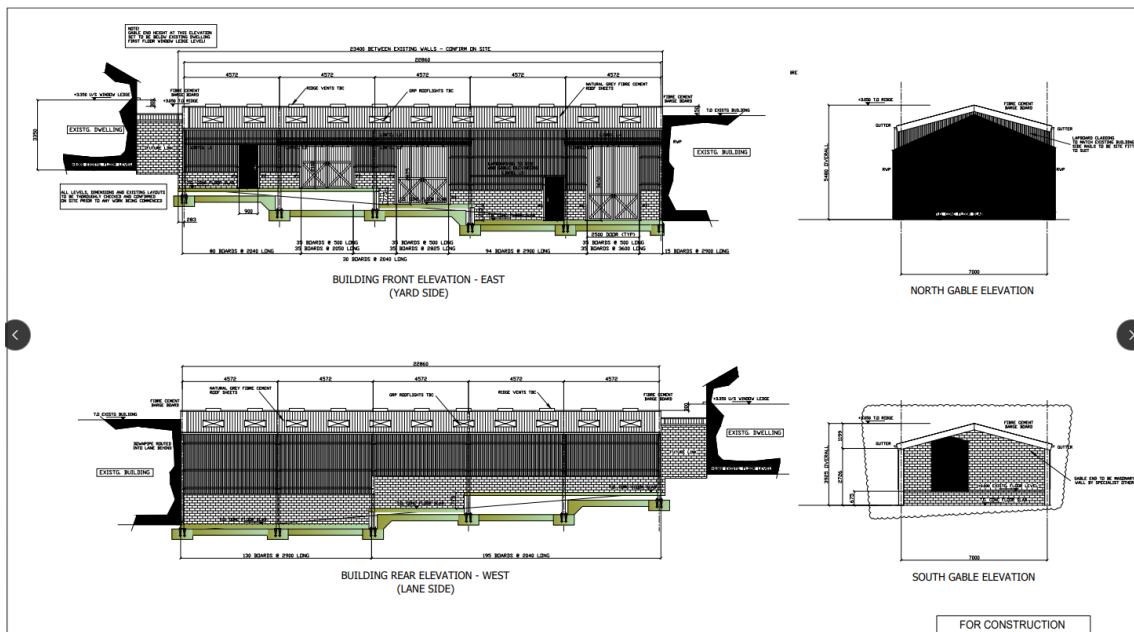
'The development is intended to support core agricultural operations (e.g., machinery storage, feed/fodder storage, welfare facilities for workers). It's use is integral to the efficient and lawful management of the agricultural unit.

The size and form of the development are proportionate to the existing and anticipated agricultural activities. It does not exceed what is required to support normal farming operations and has been designed specifically for agricultural use and in keeping with the other buildings on the farm.

Without the proposed building, the holding would face inefficiencies or operational constraints.

The development is located within an established agricultural unit and is consistent with the ongoing agricultural use of the land, helping to maintain and improve productivity and operational safety.

It has been designed by a local agricultural building company with the design consistent with agricultural needs and will provide modern and secure space.'





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 proposed building is sited in an acceptable location adjacent to existing agricultural buildings. The building is of a reasonable size and height. The agricultural storage building is of a purpose built design and proposed in order to provide cover for agricultural implements and feed and 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 proposed building and the existing PN Building (2024) are both under 1000sqm. 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.

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 building is considered to be of an appropriate size, location and materials and is justified for agricultural purposes. Accordingly, the Local Planning Authority (LPA) concludes that prior approval is not required.

Recommendation

Prior Approval Not Required