

2024/0338

Mr Samuel Raynes

Extension to agricultural building (Prior Approval)

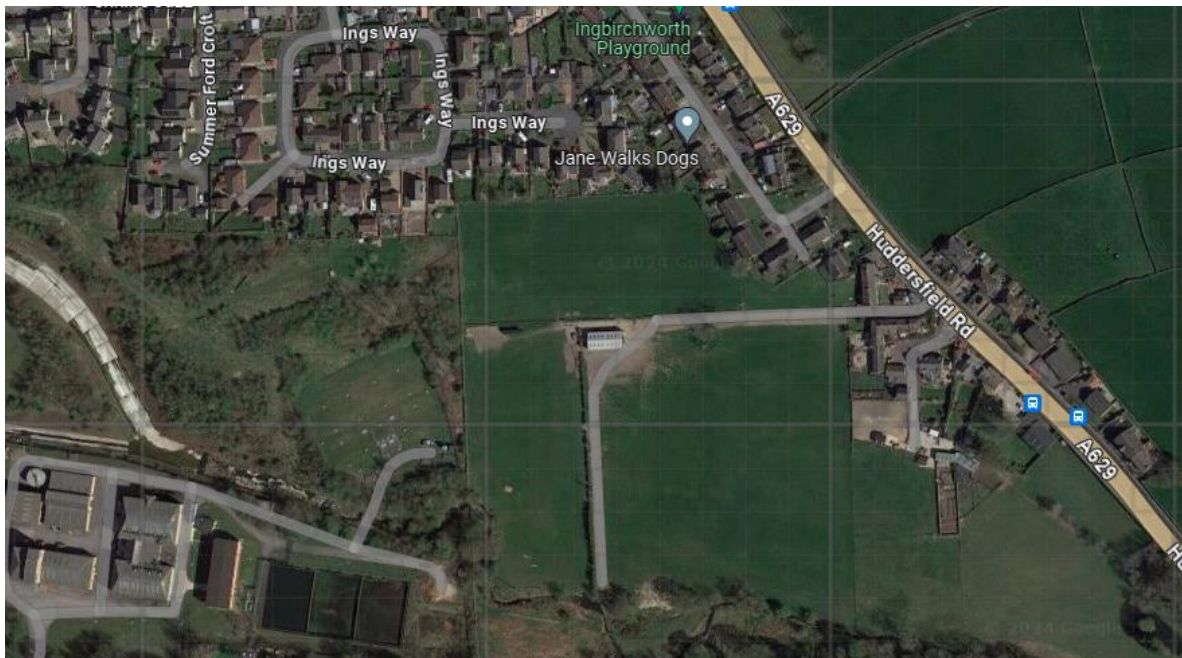
Park House Farm, Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

Planning History

2020/0591 - Erection of agricultural building - Approved with conditions

Description

The site consists of agricultural fields and a purpose built agricultural building, located off Huddersfield Road, Ingbirchworth. The fields are bounded by dry stone walls and slope from north to south. The site is accessed via a metal field gate and a loose stone access track off Huddersfield Road. The holding extends to approximately 12.2ha.



Proposed Development

The proposal involves the erection of an agricultural storage building extension. The proposal is a portal framed agricultural building, joining onto existing standalone agricultural building (lean too). The extension is to be the same size and finish as existing to match. The applicant has provided the following justification as part of the planning application:-

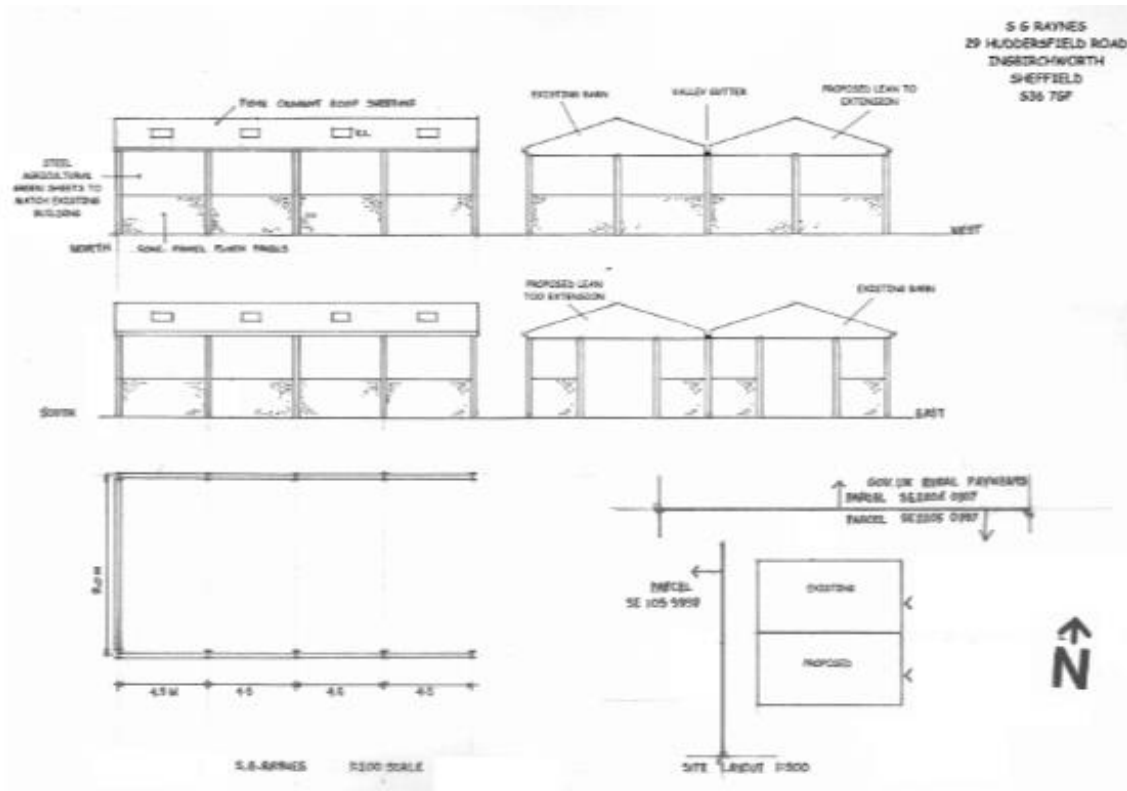
‘Over the last 4 years my agricultural business has grown increasing in the area of land I now farm and number of sheep I attend to. More storage is required for winter feed (hay) which I use and sell, along with the machinery & equipment needed to run the business. This will in turn avoid having to wrap the bales with plastic which is far more costly and not environmentally friendly, making the business more profitable and reduce carbon footprint.

A portal framed agricultural building will be mirroring the existing one it is attaching to, fully covered with sheets and sealing to the ground with panels to protect the produce/equipment from weather and keeping dry. By utilising the existing building and attaching to, it will have

less impact on site and take up less area than new standalone building would keeping more land available to farm.'

This would not be used for livestock or slurry. The applicant has provided the following justification in support of the application:-

The proposed building measures 18m by 9m with a height of 5.7m.



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 extension to the building is sited in an acceptable location attached to an existing building of the same size and materials. The building is of a reasonable size and height for the storage of hay and machinery. The agricultural storage building is of a purpose built design and proposed in order to provide cover for agricultural machinery/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 building is under 1000sqm and there are no other previous buildings erected in the last 2 years under the prior notification procedure at the same farm holding. 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.