
2021/0865

Richard Dickinson

Erection of agricultural building (Prior notification).

Annat Royd Farm, Spicer House Lane, Ingbirchworth, Sheffield, S36 7GG

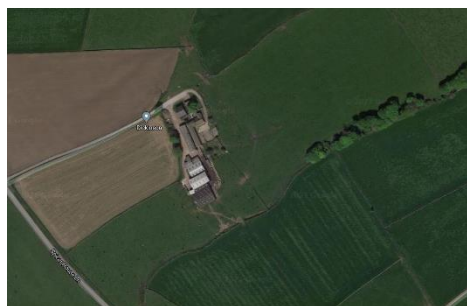
Background

2013/0106 – Erection of Agricultural Portal Framed Storage Building – Approved
2020/0955 – Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed – Refused November 2020
2020/0956 – Construction of an agricultural farm manager's dwelling and office incorporating an existing stone store on the site of a demolished milking parlour/shed (Listed Building Consent) – Refused November 2020
2020/1442 – Erection of agricultural building (Prior Notification) – Approved March 2021

Description

Annat Royd Farm is located to the south west of Ingbirchworth, off Spicer House Lane. The farmstead is set well back from the road and comprises a Grade II Listed 'L' shaped barn and Grade II Listed Farmhouse set in a courtyard formation with a single storey store to the east edge of the courtyard. The milking parlour is to the south of this store and is largely fallen down. A stone walled orchard and garden area is to the south.

In addition to the historic farmyard, there are a number of modern steel framed barns and storage buildings to the north, west and south.



Proposed Development

The proposal involves a prior notification for the erection of an agricultural barn measuring 10m x 37m and 5.7m to the ridge, with a floor area of approximately 332sqm. The proposed building would be of a traditional design constructed from green concrete plastisol sheeting and a grey fibre cement sheet roof. The proposed building would be located adjacent to an existing agricultural building and close to the main cluster of existing buildings. The applicant states that the building is intended for accommodation for young dairy cattle.

This scheme is a re-submission of the approved prior notification approved in March 2021.

- 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 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

Consultations

Conservation Officer – no objections – this part of the setting to the listed buildings at Annat Royd are already heavily encroached and affected by the modern farm sheds already in situ. This proposal seeks to add a further modern barn to the south of this development which, in short I would see as no more harmful.

Given this proposal appears to be in the same location but marginally smaller and in reference to the above I'd have no objections or further detailed comments to make

Representations

None

Assessment

Principle of development

The site lies, in part, 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, however 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.

The building is to be used for the accommodation of young dairy cattle in connection with the farming business. The overall floor area of the building is 332sqm which is less than

1000sqm (calculated as described in paragraph D.1(2)(a)) and is of a purpose-built design which is acceptable in terms of visual amenity and impact on the openness of the Green Belt. The applicant has previously constructed an agricultural building under the PN procedure in 2013 however the building was constructed more than 2 years ago.

The proposed agricultural building would not be located within 400m of the curtilage of a protected building; a protected building being any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include a) a buildings within the agricultural unit or b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture.

In terms of siting the building, it is located within the farm holding and adjacent to an existing building. Whilst it would be seen from the main road, the building would be of a standard agricultural construction, built in green concrete panels with a grey fibre cement roof to match existing buildings on the site and would be seen as part of a cluster of existing agricultural buildings on this farm complex. In terms of the impact on the listed buildings the proposed agricultural building would be screened by the existing agricultural buildings from the listed structures thereby reducing its impact on their historical significance. The structure would replicate a similar appearance to the existing agricultural buildings and therefore would not be detrimental to the character or setting of the listed buildings

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

Recommendation

Prior approval not required

The development must be carried out within a period of 5 years from the date of this notice
Reason: As required under The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Part 6 Class A.2(2)(d)(vi)(aa) and (vi)(bb)

The development must, be carried out in accordance with the details submitted with the application.

Reason: As required under The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Part 6 Class A.2(2)(d)(v)(bb)