2023/0032

Mr James Peace

Prior approval application for the excavation or deposit of waste material necessary for the purposes of agriculture

Annexe, Cat Hill Farm, Cat Hill Lane, Hoylandswaine, Sheffield S36 7JB

Planning History

No Planning History for this site

Description

Cat Hill Farm is located in a rural area on the outskirts of Hoylandswaine off Cat Hill Lane. The farm holding extends to approximately 30ha. The site in question is set to the rear of a belt of trees as seen on the photographs below. The site is at a lower level than New Road to the north. Cat Hill Clough stream is set to the south and it is proposed that the proposed drainage will connect to the stream.

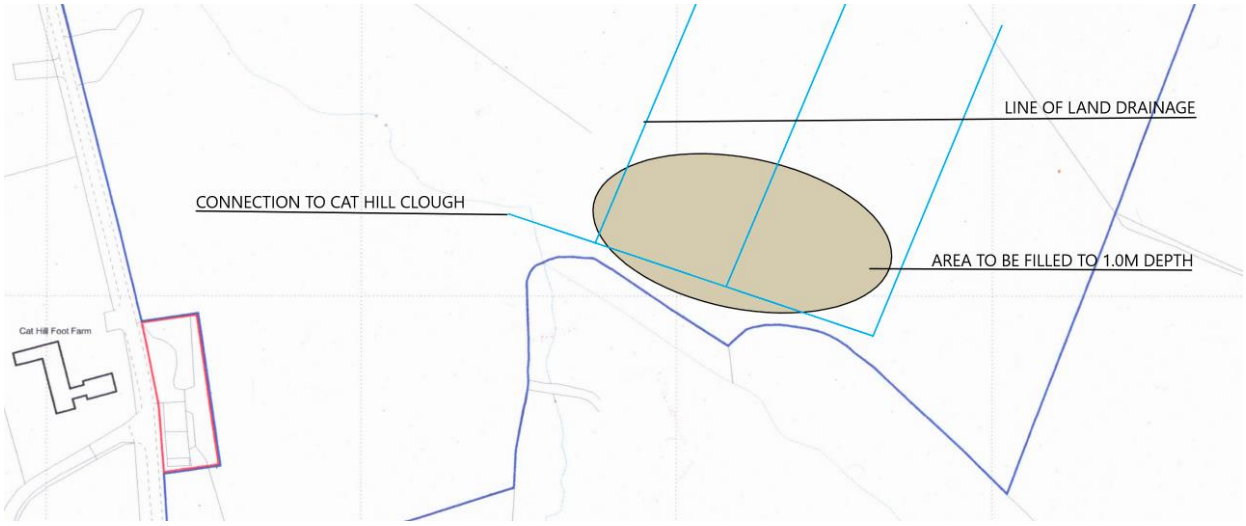
Proposed Development

The proposal involves general land drainage works include the regrading of less than 1000sqm of the land with approx 200 cubic metres of top soil, sub soil and stone to a depth of 1m. The works are to improve the pasture land to bring it back into beneficial use and to improve the drainage of the site and enhance safety. The site in question is shown on the plans below.

WHP ARCHITECTURE

MR JAMES PEACE

CAT HILL FOOT FARM, HOYLANDSWAINE



Policy Context

Local Plan - Green Belt

Local Plan Policy GB1 – Protection of Green Belt

General Permitted Development Order Prior Notification Procedure – Agricultural and Forestry Part 6

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

Consultations

None

Representations

None

Assessment

Principle of development

The proposal meets the requirements of Part 6 Section A as the proposal involves excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit and the ground area covered by any plant/machinery arising from engineering operations is limited to 1000sqm. A plan has been submitted showing the area of land in question and the proposal involves general land drainage works include the regrading of less than 1000sqm of the land with approx 200 cubic metres of top soil, sub soil and stone to a depth of 1m. The works are to improve the pasture land to bring it back into beneficial use and to improve the drainage of the site and enhance safety. The works once completed are reasonably necessary and would be acceptable in terms of visual amenity and impact on the openness of the Green Belt.

Recommendation

Prior approval not required