

2022/0644
2022/1233

Mr David Watts

2022/0644 - Erection of silage clamp
2022/1233 - Proposed silage clamp and corn store (Agricultural Barn) (Prior Approval Required Agricultural Ref 2022/0713)

Toad Hall Farm, Thurgoland Hall Lane, Thurgoland, Sheffield, S35 7BB

Planning History

2022/0713 - Proposed silage clamp and corn store (Agricultural Barn) (Prior Approval Agricultural) – Prior Approval Required

2022/0105 – Installation of silage clamp and erection of corn store – withdrawn

2006/1734 – Erection of steel and timber frame portal building for agricultural use (Prior Notification) – Prior Approval not required

1998/0521 – Erection of agricultural building – Approved subject to conditions

1994/0693 – Erection of agricultural barn - Approved subject to conditions

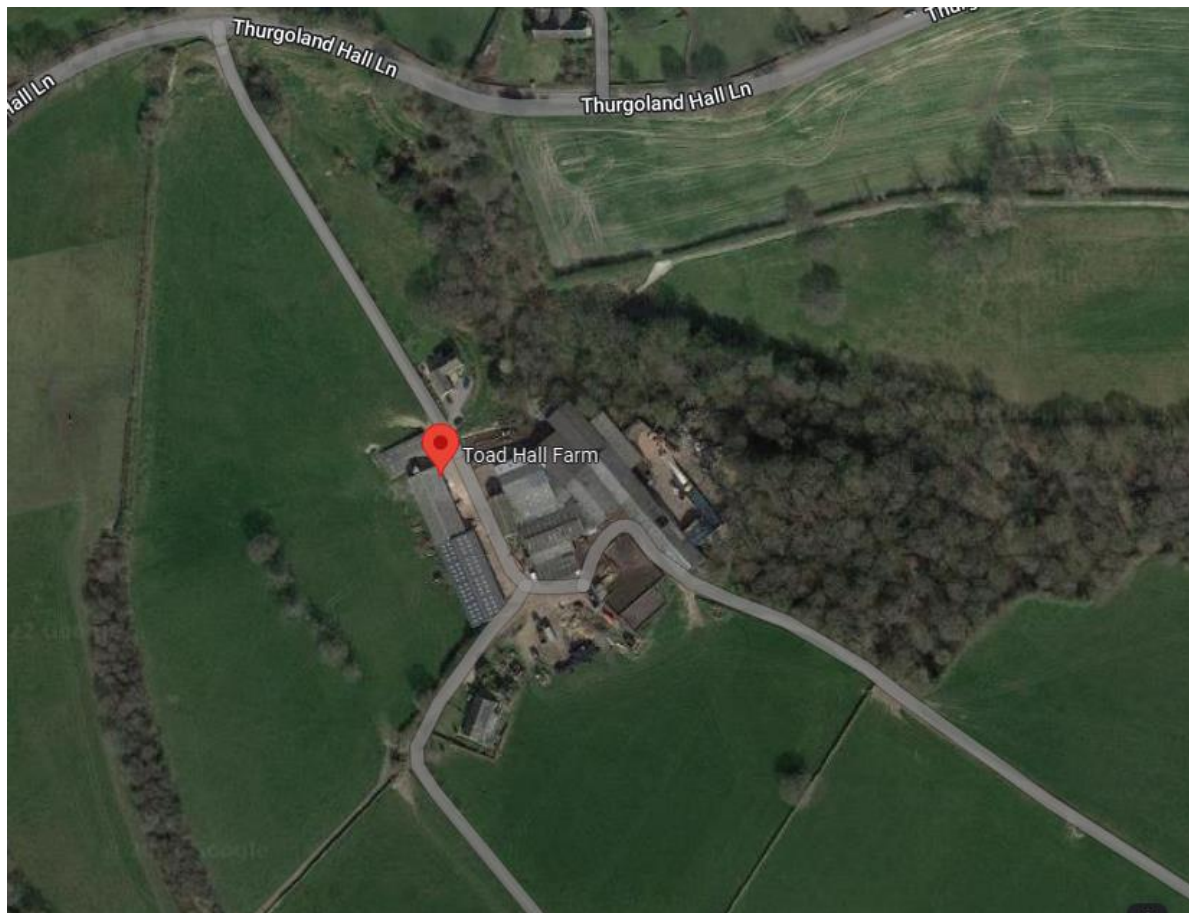
1992/0443 – Erection of agricultural workers dwelling - Approved subject to conditions including an agricultural occupancy condition

Description

Toad Hall Farm is large dairy farm agricultural enterprise, which is set within the Green Belt countryside. The site is set to the south of Thurgoland Hall Lane, set to the north east of the village of Thurgoland. The farm holding consists of a number of agricultural buildings and dwellings known as Toad Hall Farm and Toad Hole Farm Cottage.

As can be seen on the photograph below, the land rises towards the south to a line of trees which will be retained as part of this proposal.





Proposed Development

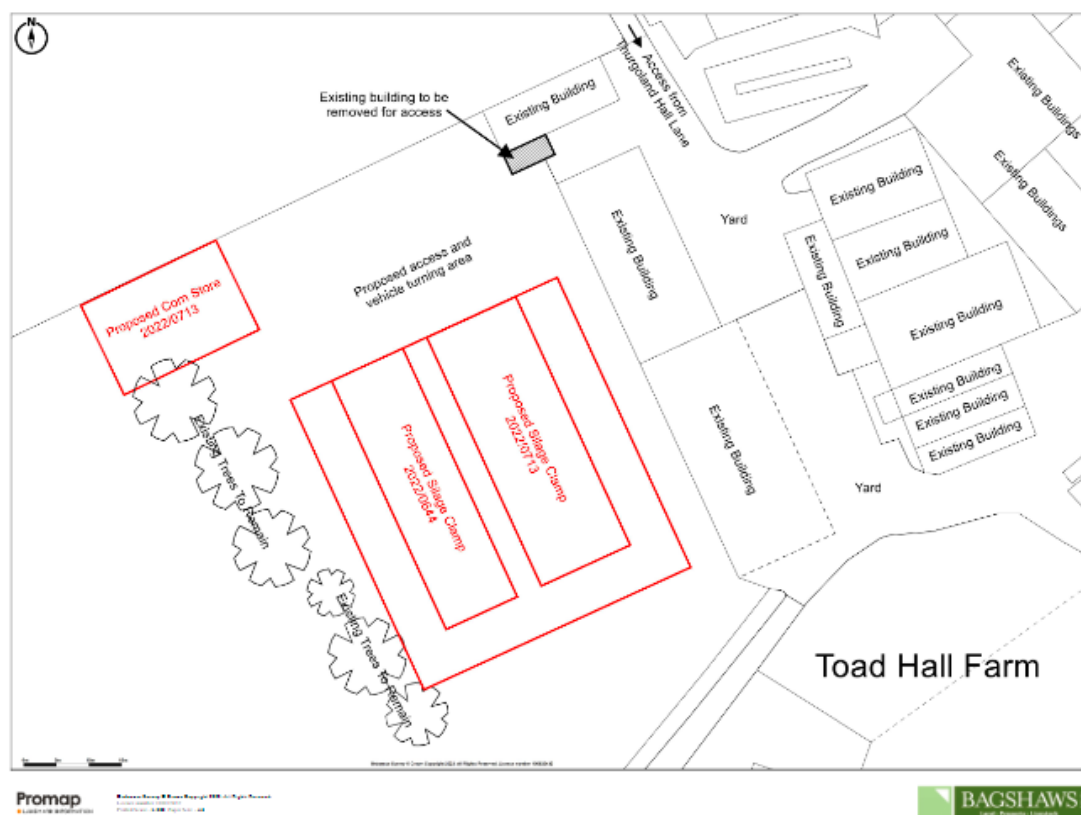
The proposals involve the erection of two silage clamps and a corn store. The applicant has stated that the silage clamps would be used to store winter forage which will be used to feed milk cows and young stock. The proposal would enable the applicant to cut down on the amount of plastic wrap used and would be more environmentally friendly. The storage building would be used to store corn to be used in connection with the dairy farm. The proposed silage clamps would be built into the slope of the land as can be seen on the cross section below.

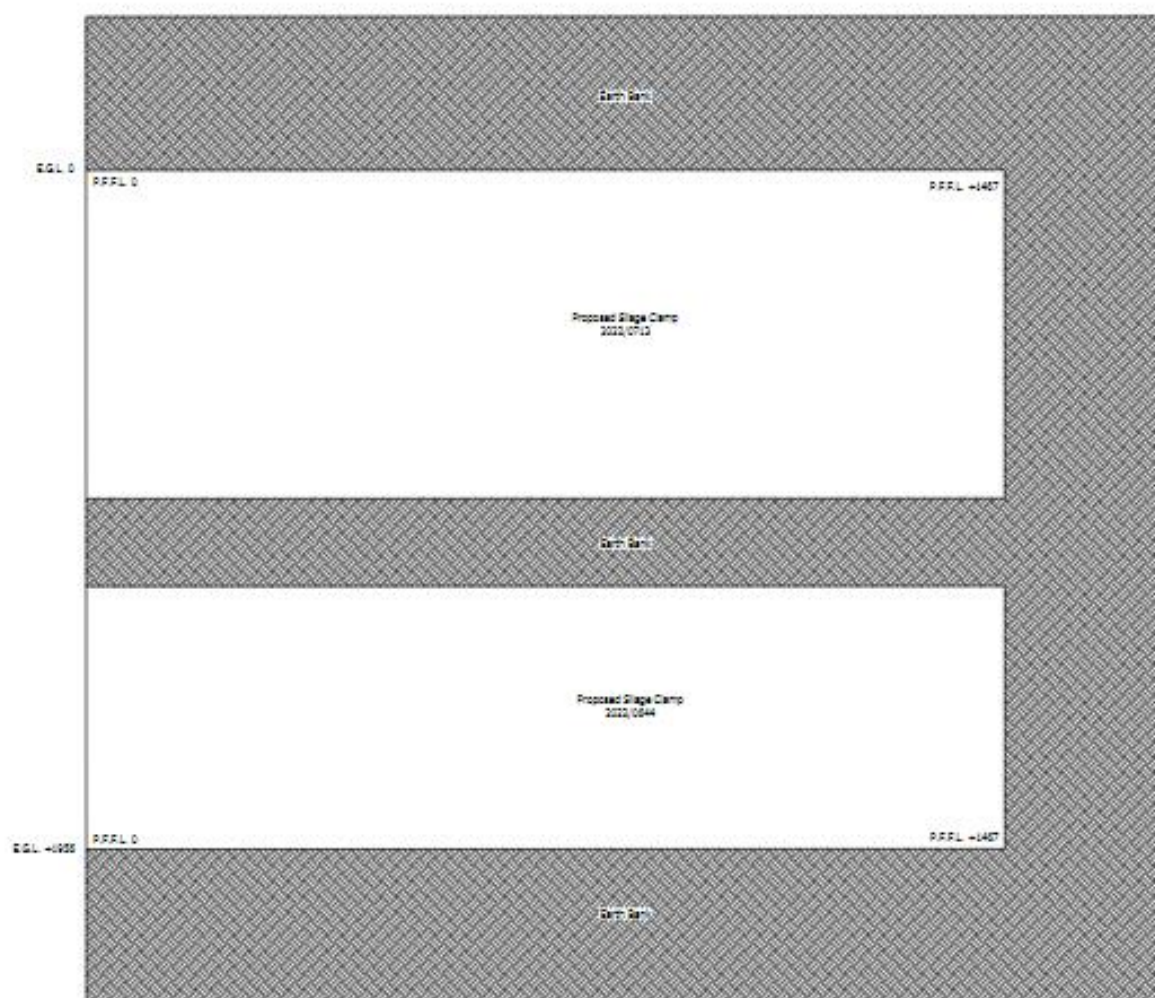
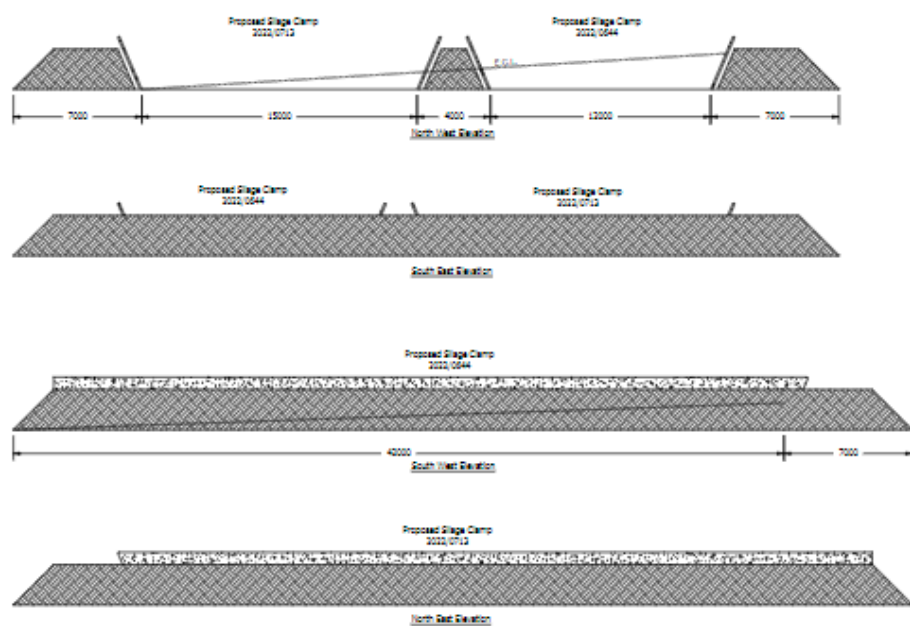
The proposals have been submitted as two separate applications which include a planning application, ref 2022/0644 which proposes the erection of a silage clamp measuring 42m by 12m (504sqm) and a prior approval application ref 2022/0713 which proposed the erection of

a proposed silage clamp measuring 42m by 15m (630sqm) and corn store measuring 23m by 15.25m (350.75sqm) with an eaves height of 7.6m. The proposed silage clamps have a maximum height of 2.88m and would not be covered.

The applicant has now submitted full details, including full elevations and cross sections of the proposed silage clamp under the prior approval application ref 2022/0713 as requested by the LPA within 28 days. The siting and design are now under consideration in relation to the silage clamp and corn store under the prior approval required agricultural application ref 2022/1233.

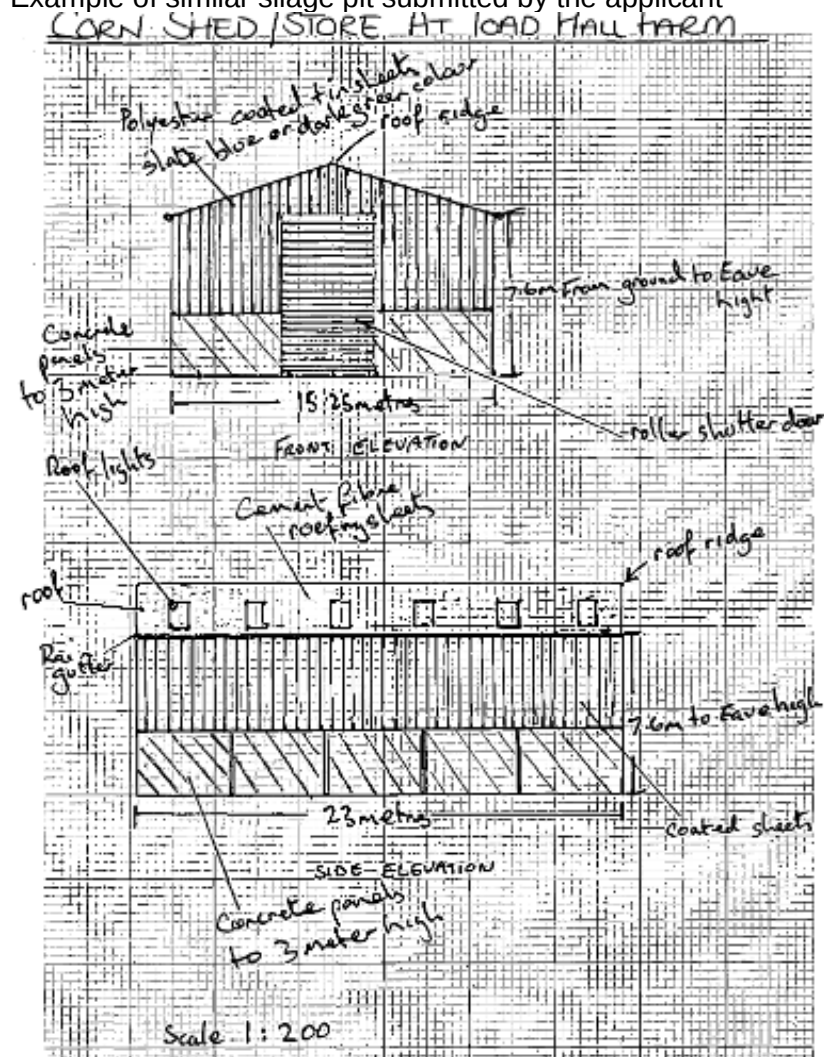
The applicant has applied for the silage clamp under planning application ref 2022/0644 as the additional clamp would take floor space of the developments over the 1000sqm permitted under the prior approval process.







Example of similar silage pit submitted by the applicant



Proposed corn store

Policy Context

Local Plan

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated as Green Belt within the Barnsley Local Plan Proposals Map. In reference to this application, the following policies are relevant:

The following policies are therefore of relevance:-

- Policy GD1 General Development
- Policy T4 New development and Transport Safety
- Policy D1 High Quality Design and Place Making
- Policy GB1 Protection of Green Belt
- Policy Poll1 Pollution Control and Protection

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 - Building a strong, competitive economy

Supporting a prosperous rural economy.

Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based rural businesses

Section 12 – Achieving well designed places

Section 13 – Protecting Green Belt land

General Permitted Development Order

In relation to Prior Notification applications 2022/0713 and 2022/1233 which relate to the proposed silage clamp and corn store, the following part of the General Permitted Development Order is of relevance

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

The following consultations responses have been received in respect of the planning application:-

Thurgoland Parish Council – No objections

Environment Agency - We have no water quality objections to the proposal as submitted. Further Government advice has been given in relation to silage clamps which will be added as an informative.

Pollution Control – This development is unlikely to have an adverse impact on health and the quality of life of those living and/or working in the locality, therefore there are no objections/comments recommended.

Drainage - Details to be checked by Building Control

Ward Councillors – No comments received

Highways – No objections

Yorkshire Water – No observations/comments

PROW - No objections to the proposals, subject to the footpath diversion being completed and confirmed before works start on those proposals.

Representations

A site notice was posted adjacent to the site and the following comments in summary have been received in response:-

- There is a grave located under the trees shown on the plan. The applicant is aware of the precise location
- We are continuing discussion to clarify the exact outer extent of the development. Should this be acceptable to all others with an ownership interest in the land, there will be no need for any further interpretation of the plans.

Assessment

Principle of development

The site lies within an area allocated as Green Belt land where new development is usually considered unacceptable unless they are for agriculture, sport or leisure. In this instance the proposals are for agricultural use and is therefore acceptable in principle subject to design, size and siting.

In terms of the requirement for the proposal, the applications involve the erection of two silage pits and a corn store. The proposal is essential for the agricultural activities at the farm and would provide suitable storage for silage and feed during the winter months.

Given the above and the justification submitted in support of the application, the proposal is considered justified in accordance with the NPPF and GB1.

Visual Impact

In terms of visual impact, the proposed two silage pits are of a functional design and similar to other silage pits in the open countryside. The cross section plans show that the silage pits would not be covered and they would be formed into the land. The pits would have limited concrete elements which would project above the ground level, with a maximum height of 2.88m. The proposed corn store is approx. 350sqm in floor area and would be constructed of concrete block, green metal sheets to the corn store and a dark coloured roof. The proposed store would therefore compliment the surrounding existing agricultural buildings.

The proposed silage pits and corn store would be sited in an acceptable location and would be sited close to the existing buildings. In terms of scale, whilst the silage pits are large in overall floor area, they are of a size necessary to support the agricultural operations on site. They would be open and would be formed into the slope of the land so that they would not appear overly prominent. The site is also surrounded by screening hedgerows/trees, with the exception of the access at Thurgoland Hall Lane, and therefore would not be overly prominent from the surrounding countryside or roads.

It is felt that the proposed developments are justified, of an appropriate scale and would be sited in an acceptable location. The proposal is considered to be acceptable in terms of visual amenity and impact upon the openness of the Green Belt in accordance with policy D1 and GB1 of the Local Plan.

Residential Amenity

The proposed silage pits are set approximately 30m - 40m from the two residential properties set on Toad Hall Farm. The silage pits are to be used in connection with the existing enterprise in order to store winter forage, there should not be any significant increased impact upon residential amenity by way of disturbance, noise or smells from the use. The Pollution Control Officer has confirmed that they have no objections to the proposal. The proposal is therefore considered to be acceptable in terms of residential amenity in accordance with Local Plan Policy Poll1.

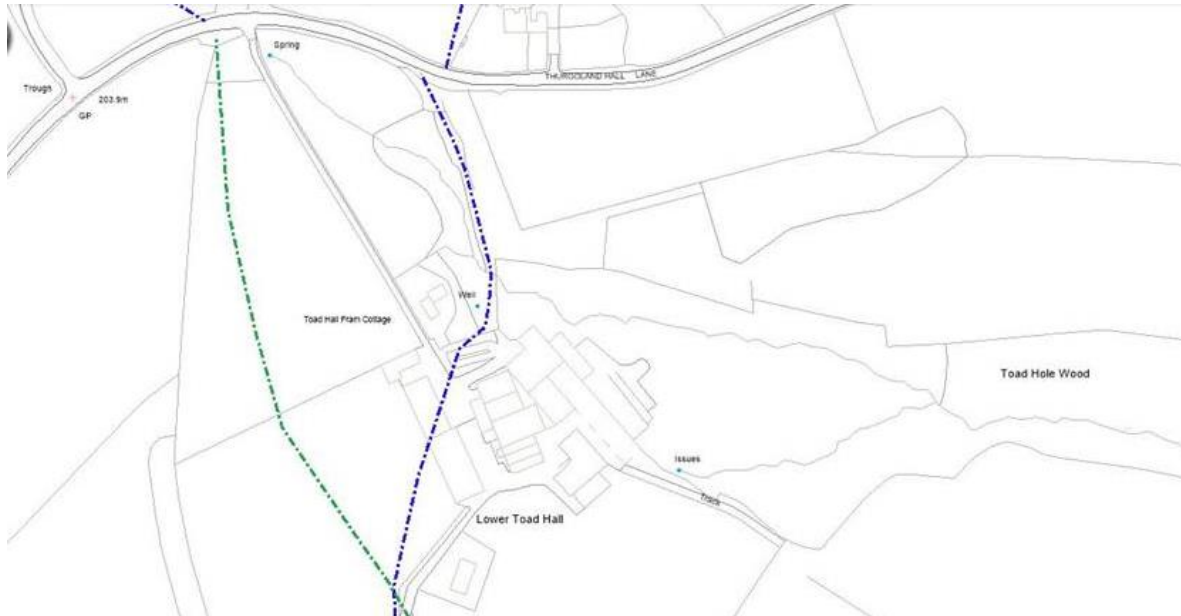
Highway Safety

The Highways Officer has been consulted and has no objections to the proposal. As the proposal would support the existing agricultural enterprise, once constructed there should not be any significant increase in movements to and from the site. The proposal is therefore considered to be acceptable in terms of highway safety in accordance with Local Plan Policy T4.

Impact on Public Rights of Way (PROW)

A Public Footpath (Thurgoland Bridleway Path 16) runs through the site within very close proximity of the proposed silage clamps. The PROW officer has been consulted and states that 'a separate application has been made to divert the footpath (and a public bridleway), which has not received any objections. Once works on the new paths have been completed to the satisfaction of the Council, this diversion can be confirmed and will formally take effect.

PROW has no objections to the proposals, subject to and informative and the footpath diversion being completed and confirmed before works start on those proposals.'



PROW

Other Matters

Whilst this is not a material planning consideration, an interested party has commented on the application to state that there is a grave close to the site within the tree line shown on the plans. The proposal should not cause any disturbance of the grave as it is situated away from the proposed silage pits and the trees are to be retained. The applicant is also aware of its location so they can ensure that the grave is not disturbed during the construction period.

Recommendation

Grant subject to conditions