

**2025/0919**

Mr Andrew Wainwright

Erection of steel portal frame building for agricultural use (Prior Notification).

Lower Pickliffes Farm, Copster Lane, Oxspring, Sheffield, S36 8YF

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### **Site Description**

The site is located in a remote rural area on the outskirts of Oxspring. It is reached from the A629 Copster Lane via Low Road, a poor track running approximately 500m downhill from Copster Lane to the farm. The site lies above the River Don and is bounded to the southwest by a belt of mature trees known as Pickliffes Rocher which lies over 10m away from the outer boundary of the site. The site cannot be seen from Copster Lane and would not be easily seen from Low Lane due to the existing farm buildings.

### **Planning History**

2005/0377 - Erection of general purpose farm building – Approved with conditions

2014/0836 - Erection of a General Purpose Metal Framed Agricultural Building – Approved with conditions

### **Proposed Development**

The applicant is seeking prior approval for the erection of a steel portal framed agricultural building under Schedule 2, Part 6 Class A of the GDPO. The proposed building measures 6m to the eaves, and 36.5m by 12.1m and would be constructed of box profile sheeting in juniper green. The building would be sited within the existing farm yard, to the north of the existing agricultural buildings on site.



**GENERAL NOTES**

This drawing is to be read in conjunction with the following documents:

P.02 Block Plan

Do not scale from this drawing, use only given dimensions.  
 All information is taken from a basic survey and is therefore indicative only. Dimensions are described as viewed from above level.  
 Existing components are to be checked by the contractor on site prior to commencement with any discrepancies brought to the attention of Durley Property Services.  
 The client is reminded of their duties under the Party Wall Act 1996 and the Construction Design and Management (CDM) Regulations 2011.

**PROJECT/CLIENT:**  
 Andrew Underright  
 Lower Picklefree Farm  
 Dursley  
 Glos DT11

<b>DRAWN BY:</b> AND	<b>SCALE:</b> 1:500	<b>SIZE:</b> A3
<b>PROJECT REF:</b> WAG001	<b>DATE:</b> 25/09/24	<b>REVISIONS:</b>
<b>DRAWING NO:</b> P.01		
<b>DRAWING TITLE:</b> Proposed plans & Elevations		
<b>DRAWING PURPOSE:</b> Planning		

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This drawing is to be read in conjunction with the following documents:

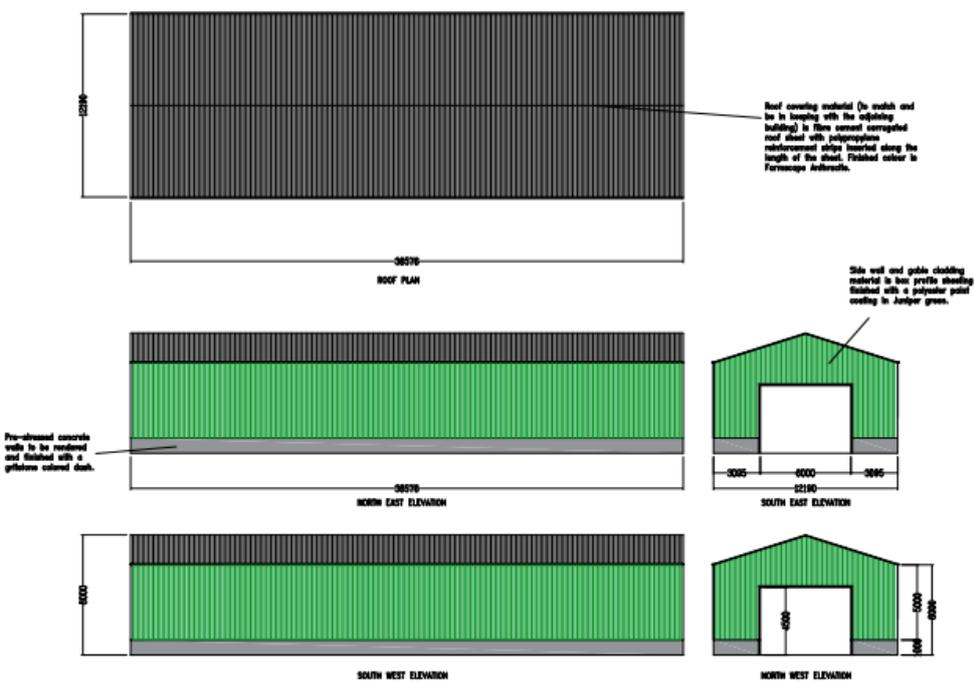
P.01 Proposed plans & Elevations

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<b>PROJECT REF:</b> WAG001	<b>DATE:</b> 25/09/24	<b>REVISIONS:</b>
<b>DRAWING NO:</b> P.02		
<b>DRAWING TITLE:</b> Block plan		
<b>DRAWING PURPOSE:</b> Planning		

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2x Existing farm buildings (barns) of a similar construction and size of the proposed

Proposed building to be offset for tractor access between it and existing barns. This will give clear access to the field behind and good working area for movement around the farm yard

The applicant has provided the following information in support of this application:-

Lower Pickliffes Farm is committed to modernising and adapting its operations to meet the evolving demands of contemporary agriculture. The farm plays an important role in the local rural economy, and it is vital that its facilities are fit-for-purpose to support sustainable, efficient, and safe agricultural practices.

The proposed development seeks to deliver a new, purpose-built agricultural building that will provide secure shelter and storage for hay, grain, seed, fertiliser, and machinery. This will ensure the farm can operate efficiently throughout the year and protect valuable assets from damage or loss due to the elements. In addition, the new building will allow for better use of the farm's existing buildings within the farmyard, optimising the overall layout, improving workflow, and enhancing operational efficiency across the site.

Lower Pickliffes Farm is a member of the Red Tractor Scheme, which sets strict standards for animal welfare, food safety, and biosecurity. The proposed building will support the farm in meeting these standards consistently, ensuring that all practices remain compliant with the scheme and maintaining the farm's commitment to producing high-quality, traceable agricultural products.

Beyond compliance, the new facility will provide a modern, adaptable space that can respond to evolving operational needs and future agricultural challenges. It will enable the farm to adopt more sustainable practices, reduce operational risks, and ensure the health and welfare of livestock is maintained to the highest standards. By investing in a purpose-built structure, the farm is safeguarding its long-term viability and reinforcing its role as a resilient rural business.

The proposed development represents an essential step in sustaining the future of Lower Pickliffes Farm and supporting its ongoing contribution to the local agricultural economy. We respectfully request that the planning authority grant approval for this application, recognising the clear operational, economic, and sustainability benefits the new building will bring.

## **Consultations**

None

## **Assessment**

### **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 would exceed 1,000 square metres; or*
- (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 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;*
- (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; or*
- (l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument*

The proposal comprises the erection an agricultural building which will be used for shelter and storage for hay, grain, seed, fertiliser, and machinery.

The site is over 1 hectare and is an established agricultural unit and cumulatively the proposed buildings would not exceed the 1500sqm floor space. Therefore, the application meets parts A through to E.

The proposed buildings are not within proximity to any aerodrome areas or trunk roads, as such parts F, G and H are met.

Part I relates to the use of the agricultural building, whether they are for livestock or slurry storage. In this case, the building was initially proposed to house livestock. Part I states that development would not be permitted where any building or structure would 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. The GPDO defines a protected building as, *“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 building within the agricultural unit; or (b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture;”*

The application has been amended since initial submission and the proposed building is not to be used to house livestock, therefore the above is now complied with.

Provided the above criteria are met, development is permitted subject to the following conditions:

1. Development is permitted by Class A subject to the following conditions—

*(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for*

*the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;*

*(b) where the development involves—*

*(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or*

*(ii) the removal of any mineral from a mineral-working deposit,  
the mineral is not moved off the unit;*

*(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.*

*(2) Subject to sub-paragraph (3), development consisting of—*

*(a) the erection, extension or alteration of a building;*

*(b) the formation or alteration of a private way;*

*(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or*

*(d) the placing or assembly of a tank in any waters,  
is permitted by Class A subject to the following conditions—*

*(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;*

*(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;*

*(iii) the development must not begin before the occurrence of one of the following—*

*(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;*

*(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or*

*(cc) the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;*

*(iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—*

*(aa) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and*

*(bb) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iv)(aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;*

*(v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—*

*(aa) where prior approval is required, in accordance with the details approved;*

*(bb) where prior approval is not required, in accordance with the details submitted with the application; and*

*(vi) the development must be carried out—*

*(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;*

*(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).*

*(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.*

*(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).*

*(5) Where development consists of works for the erection, significant extension or significant alteration of a building and—*

*(a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and*

*(b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased,*

*then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.*

*(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.*

*(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.*

The development is within 400m of a protected building, however it does not involve the housing of livestock, mineral extraction or the dumping of waste, therefore condition 1 is met.

The developer has applied to the LPA for consideration as to whether prior approval is required for this development, thus far condition 2 is met.

The site is not on article 2(3) land and therefore condition 3 is met.

This is the first application on the site under Class A(a) and therefore condition 4 is met.

Conditions 5 to 7 are not at this point in time relevant and are for the developer to comply with as the development progresses.

## **Conclusion**

Having reviewed the relevant legislation, the proposed revised development (which now states that the building will not be used to house livestock, it is to be used for the shelter and storage for hay, grain, seed, fertiliser, and machinery only) and 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**

#### **Conditions:-**

1. The development must be carried out within a period of 5 years from the date on which approval was given.

Reason: In order to comply with paragraph A.2(2)(vi)(aa) of Class A Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

- Block Plan
- Proposed Plans and Elevations
- Site Location Plan
- Revised supporting statement

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.