

2022/1276

Mr Gordon Beever

Erection of agricultural building (Prior Notification)

Little Royd Farm, Halifax Road, Hoylandswaine, Sheffield, S36 7EY

Background

2016/0769 - Formation of new access to residential property – Refused and allowed at appeal

2013/0344 - Demolition of derelict farm buildings and barns, conversion of stable and new building to dwellinghouse with detached treble garage and stable block – Approved with conditions

2008/1070 - Change of use of part of field into car park area – Refused

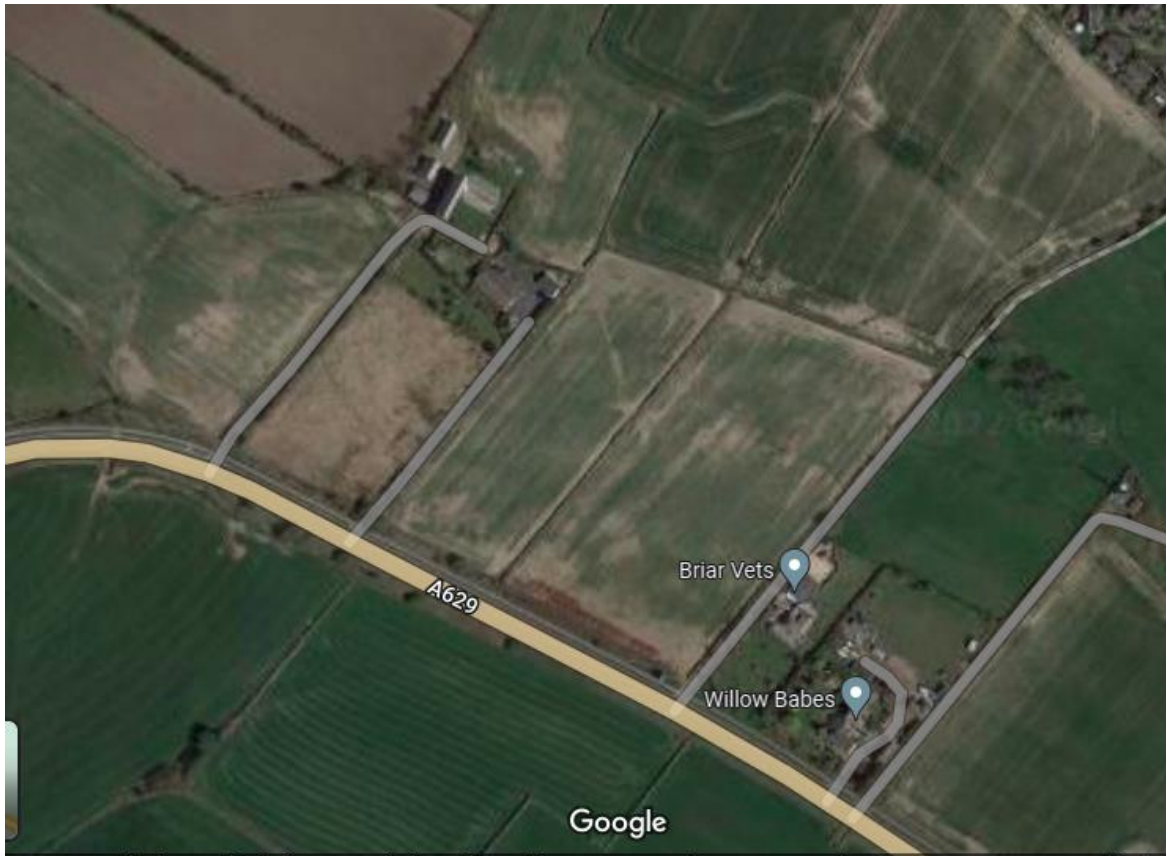
2008/1444 - Change of use from part of field into a car park area (Resubmission) – Refused

Description

Little Royd Farm is located in a rural area on the outskirts of Hoylandswaine Lane. The land rises away from the highway and the site for the proposed agricultural building would be set to the north of the field close to the rear boundary. The building would be accessed via Hamper Lane to the east which is an unmade access which provides access to the adjacent dwelling and Briar Vets.

The blue line plan submitted with the application shows that the applicant also owns further land including Little Royd Farm and Little Royd Bungalow. Part of the existing barns on site have been converted into residential use under planning application 2013/0344.



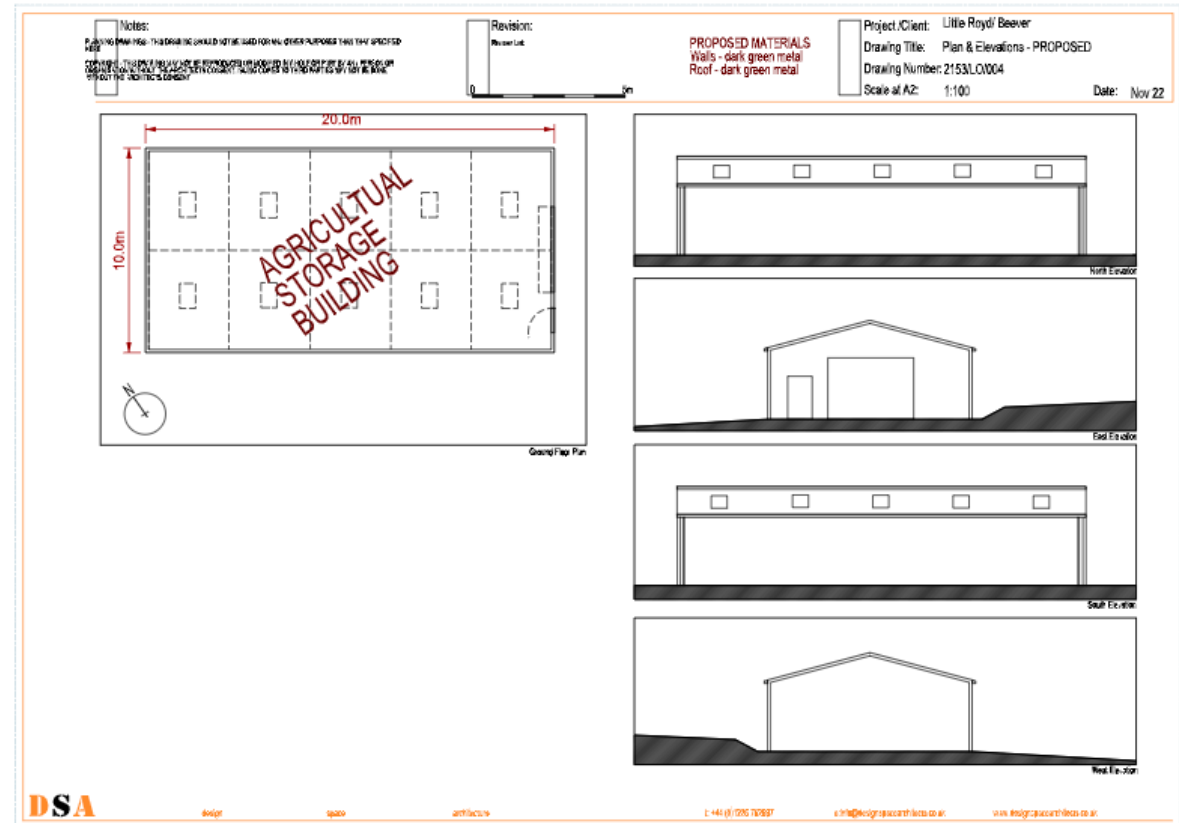


Proposed Development

The proposal involves the erection of a steel framed agricultural storage building on land adjacent to Little Royd Farm. The building would be 20m long, 10m wide and 3.5m to eaves and 4.8m high. (200sqm in floor area). The barn proposed would be constructed of steel sheets in a dark green colour and features a barn opening and door to the front.

The building would not be used to house livestock and would be used for the storage of hay/feed and machinery in connection with the land.

The proposed building would be sited to the rear of the site and adjacent to Hamper Lane to allow for access.



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 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 building is sited in an acceptable location to the rear of the field and away from the Halifax Road which would reduce its impact from the main road. The building is of a reasonable size and is fairly low rise given the height of the building is only 3.5m to the eaves and 4.8m to the ridge. The agricultural storage building is of a purpose built design and proposed in order to provide cover for agricultural machinery/feed and hay 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 which is 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