2026/0817

Mr J Mosley

Prior approval for an agricultural building

Royd Moor House Farm, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

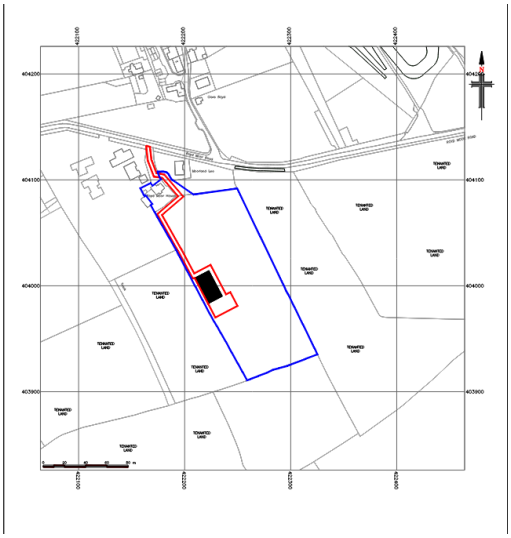
Background

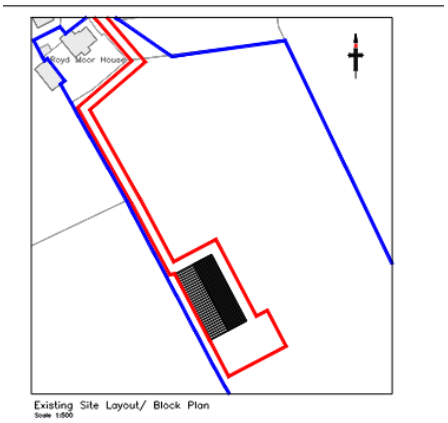
2024/0371 New agricultural building for lambing, calving, fodder and machinery storage with access track and stone apron to front gable - Approve

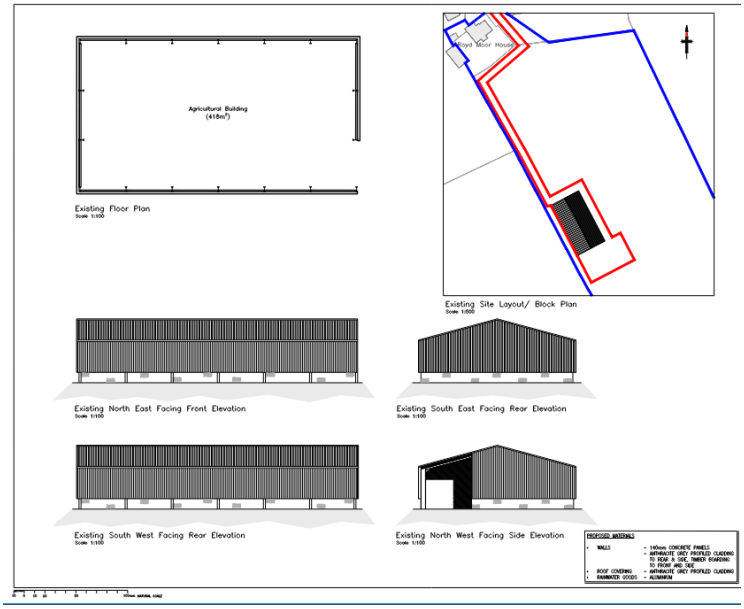
2024/0870 Discharge of conditions 4 (Biodiversity Net Gain) and 6 (HMMP) of application

Description

Royd Moor House Farm consists of an existing stone-built farmhouse situated to the south of Royd Moor Road in Thurlstone. Set to the east is a separate dwelling known as Moorland Lea. To the west are a number of farm buildings some of which have permission for conversion to residential. The site is located approximately 1km west of the rural village of Thurlstone and is bordered by extensive agricultural land with Royd Moor Road running along the northern boundary.

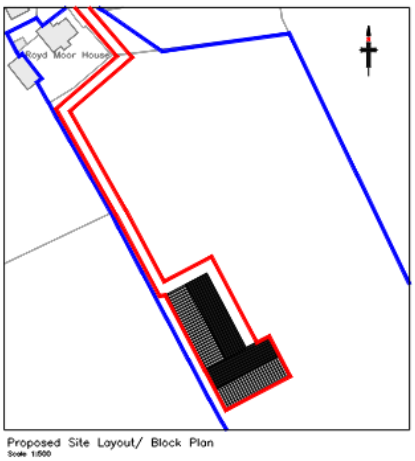


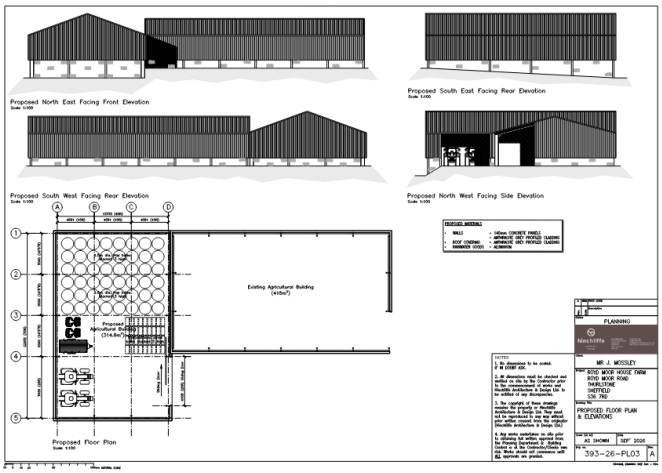




Proposed Development

The proposal is to erect an agricultural building adjacent to the existing building within the field to the rear of Royd Moor House. The building will measure 13.138m x 22.905m, and 8m in total height. The proposal will have a pitched rood similar to the existing. The materials will be concrete panels with anthracite grey profiled cladding to the sides and roof. This will match the adjoining barn. The building will be for fodder and machinery storage only.





Policy Context

Local Plan

Local Plan Policy GB1 – Protection of Green Belt

General Permitted Development Order – Prior Approval Procedure

Part 6, Class A

Agricultural and Forestry on units of 5 hectares or more

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 **[**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; **[**an area "calculated as described in paragraph D.1(2)(a)" comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development**]**;

(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**]**.

Subject to conditions

Consultations

None

Representations

Given the application is for prior notification and is simply to establish if the proposal meets the criteria in part 6 of the General Permitted Development Order, no consultation with neighbouring residents is required.

Assessment

This application is a prior notification for an agricultural building to store fodder and machinery, as such, agricultural buildings are permitted development where it meets the criteria set out in part 6 of the GPDO. The prior notification procedure allows the local authority to request prior approval for the siting, design, and external appearance of the building in the form of a Planning Application if necessary.

The proposed building is located within an agricultural unit which exceeds 5ha in total, as such, part 6, class A is appropriate. The building will adjoin the existing livestock barn, however, will not be used for the housing of livestock. The building will be erected in materials akin to other barns within the area inclusive of the adjoining building and would therefore be sympathetic within this rural context and not expected to look injurious within this setting. The siting of the proposed barn is acceptable.

The immediate parcel of land the agricultural building is to be located exceeds 1ha. The building will be located in excess of 25m away from a classified road and the site is not located within 3km of an aerodrome. The proposal would not consist of, or include, the erection, extension or alteration of a dwelling, or extend a building which has had a recent change of use.

It is noted that the existing attached building was approved within a full planning application, the area of this building is 418sqm. The area of the proposed building subject to this prior notification will be 314sqm which is under the 1000sqm allowance.

Justification has been provided providing evidence supporting the need and the proposed scale of the proposal. This evidence has been assessed, and it is deemed reasonably necessary and is therefore acceptable.

The proposal is therefore considered acceptable in terms of siting and materials. The proposal meets the requirements of Part 6 of the GPDO, subject to the conditions set out in paragraph A.2.

Recommendation

Prior approval not required.