

2024/0766

Spenceley

Prior approval application for erection of open top slurry store (Prior Notification Agricultural)

High Lea Farm, High Lee Lane, Hoylandswaine, Sheffield, S36 8JQ

Background

2013/0884 Erection of general-purpose building to store straw, feed and machinery (Prior Notification) - Prior Approval Not Required

2007/1519 Erection of General-Purpose Agricultural Building (Prior Notification) - Prior Approval Not Required

2009/0538 Conversion of existing workshop and store into granny annex adjoining farmhouse including addition of conservatory and porch - Approved

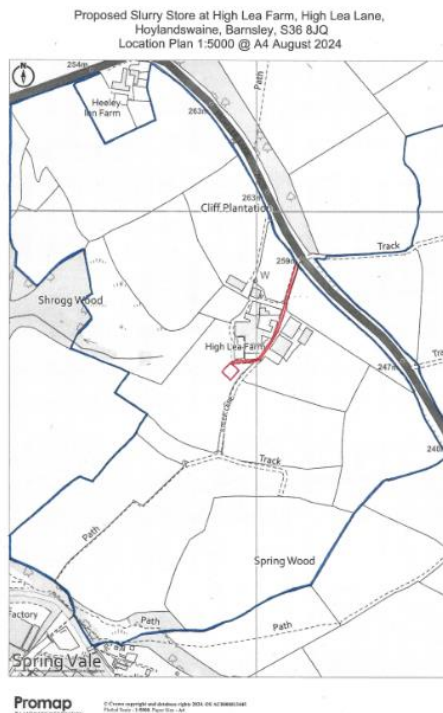
2009/0569 Demolition of existing workshop and erection of new workshop and tool shed. (Prior Notification) - Prior Approval Not Required

2009/0600 Extension to existing slurry store and erection of open span silage pit. – Approved

2020/0536 Erection of agricultural building (prior notification) – Prior Approval Not Required

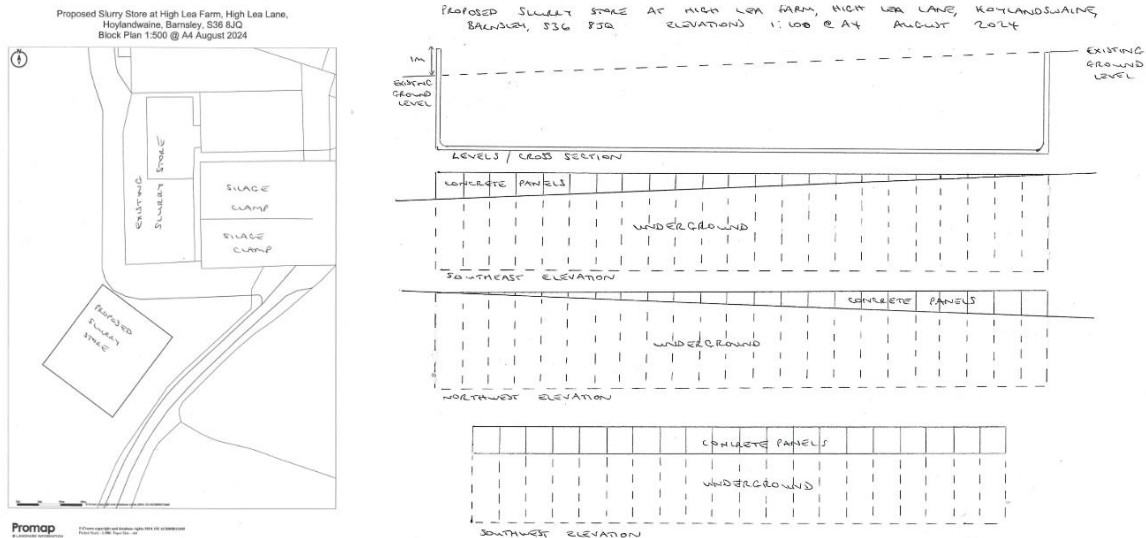
Description

High Lea Farm is located off High Lee Lane, to the south of the village of Hoylandswaine and the main Hoylandswaine roundabout. The farm consists of a central hub of buildings which include a number of traditional and modern agricultural barns and more modern barns built from Yorkshire Boarding and cement fibre sheet roofs. There is an existing slurry store to the south of the buildings which was granted permission to extend in 2009. The surrounding land is used in connection with the dairy farm which has been operating for over 90 years and is 131ha which is substantially over 5ha in area as required by the prior notification procedure.



Proposed Development

To meet minimum slurry storage capacity requirements the application proposes the erection of an open top slurry located adjacent to the existing. The slurry store will be constructed from reinforced concrete walls and floor to form a sealed unit. Grey L shaped vertical concrete panel units will be used. The majority of the build will be underground with only 1m high panels visible.



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; 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

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

The site lies within an area allocated as Green Belt. The NPPF states that new buildings are inappropriate within the Green Belt, however, paragraph 154 sets out exceptions to this which includes buildings for agriculture and forestry. In this instance the building is for forestry use and is therefore acceptable in principle subject to design, appearance and location.

This application is a prior notification for a slurry store, 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 the prior approval for the siting, design, and external appearance of the building in the form of a Planning Application if necessary.

The proposed slurry is located within an agricultural unit which exceeds 5Ha in total, as such, part 6, class A is appropriate. The slurry will be erected in materials akin to other agricultural buildings within the area with 1m high concrete panel walls and would therefore be sympathetic within this rural context. For the most part the build will be underground with only 1m high panels located above ground. The proposal will be located close to the existing slurry and is therefore not expected to look injurious within this setting.

The proposal is therefore considered acceptable in terms of siting, design and materials. The proposal meets the requirements of Part 6 of the GPDO, subject to the conditions set out in paragraph A.2. The slurry is purpose-built which is acceptable in terms of the impact on the openness of the Green Belt.

Recommendation

Prior approval not required.