



# **Mark Jones**

## **PLANNING CONSULTANCY**

General Purpose Agricultural Building with associated engineering works

AT

Hillside Cottage, Sparrow Row, Norden, Rochdale, OL12 7TU



**January 2025**

## **1.0 Planning Background and Proposal**

- 1.1 This statement has been prepared by Mark Jones Planning Consultancy, on behalf of Mr and Mrs Dawson, the owners of the land, to submit a prior notification application for a general purpose agricultural building within a parcel of land to the east of Hillside Cottage, Norden. The land forms part of an established agricultural holding that is used to grow and harvest grass and hay for the winter feed of animals. The County Parish Holding number is 44/623/1058.
- 1.2 Prior Approval is sought for a general purpose agricultural building and associated engineering works for the storage of large grass/hay bales and for the storage of agricultural machinery and equipment necessary to farm the land. The application is submitted under Part 6 - Agricultural and forestry, Class A – agricultural development on units of 5 hectares or more, of The Town and Country Planning (General Permitted Development) (England) Order 2015. The Order defines ‘Agricultural unit’ as agricultural land which is occupied as a unit for the purposes of agriculture.
- 1.3 The agricultural holding extends over four sites in the local area. The application site extends to 2.38 Hectares and the other parcels of land extend to 15.3 Hectares in total – see aerial images at the end of this report that shows the extent of the agricultural holding.
- 1.4 The land is to be used to grow and harvest grass and hay with two cuts taken from the land each year to supply winter feed for animals. The barn will be used to store large bales of hay and grass as well as for the storage of associated agricultural machinery and equipment.

## **2.0 Assessment of proposal against Part 6 Agricultural and forestry, Class A – agricultural development on units of 5 hectares or more, of The Town and Country Planning (General Permitted Development) (England) Order 2015**

### **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.**

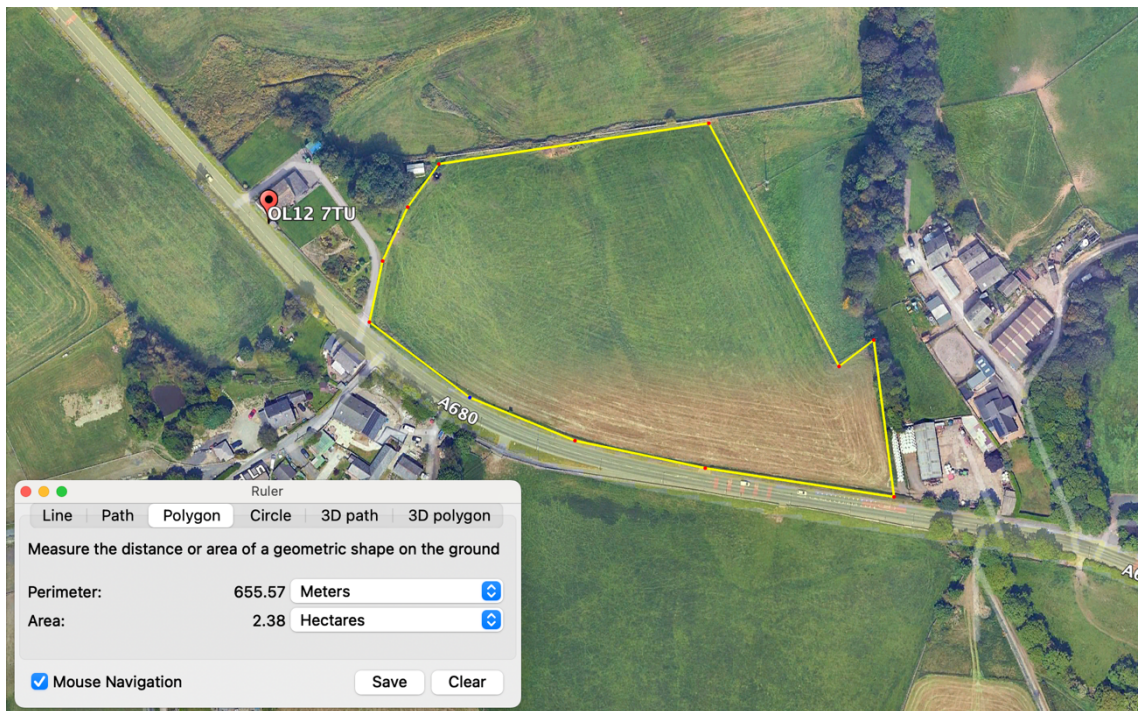
- 2.1 The building is to be located to the east of Hillside Cottage, where the farmer lives. Its length will run parallel with the stone wall to the north and will follow the contours of the land. It will be a portal frame construction with a concrete

base with dark green coloured steel profile sheeting above and grey coloured cement fibre sheets on its roof. It will extend to 27.36 metres in length by 12.16 metres in depth and will be 4 metres to its eaves and 6.275 metres to its ridge. It is also proposed to have a concrete hardstanding in front of the building as well as a short access track that connects it to the existing farm driveway of Hillside Cottage. The choice of materials, design and location ensure that it will blend into the surrounding landscape with minimal visual impact.

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;

2.2 The site area is 2.38 hectare, so accords with Condition A1.a



(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;

2.3 No development under Class Q or S has taken place, so accords with Condition A1.b

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

2.4 It is not a proposal for a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

2.5 It has been designed for agricultural purposes in that it is of a portal framed construction with a concrete base with steel profile cladding – dark green to the walls and a cement fibre roof - grey. It is similar to other permitted agricultural buildings found nearby. It accords with Condition A1.c and d.

(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 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

2.6 The building will not be used to accommodate livestock, but will be used to store grass/hay bales and associated agricultural machinery. The building has been designed with large door openings so as to allow access to the agricultural machinery. The structure extends to 332.69 sq metres in ground area so accords with Condition A1.e.

(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;

2.7 No aerodrome nearby, so accords with Condition A1.f

(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;

2.8 The building would be less than 12 metres in height. It will be 6.225 metres to its ridge. It accords with Condition A1.g

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

2.9 The A680, Edenfield Road, to the west is a classified highway. No part of the development will be within 25 metres of a trunk or classified road. The building has been positioned over 60 metres from Edenfield Road and as such accords with Condition A1.h

(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;

- 2.10 The building will only be used for general agricultural purposes such as storage of agricultural machinery and bales of hay/grass that has been taken from the land. It will not be used for the accommodation of livestock or for the storage of slurry or sewage sludge. It accords with Condition A1.i

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

- 2.11 The development is not within article 2(4) land, so accords with Condition A1.j

(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

- 2.12 This does not form part of the development, so accords with Condition A1.k.

- 2.13 The development is therefore considered to be development permitted by Class A.

- 2.14 Under Conditions A.2 the Council must determine whether the prior approval of the authority will be required as to the siting, design, and external appearance of the building. Full elevational and layout details have been submitted with this application together with a detailed materials schedule. It is respectfully requested that the authority consider the information submitted as part of this application is sufficient for prior approval to be granted subject to the development being carried out in full accordance with the submitted plans

### **3.0 Conclusion**

- 3.1 It has been demonstrated that the proposed agricultural building is permitted development under Class A of Part 6 of the Town and Country Planning (General Permitted Development) Order 2018 (as amended). The site is located within the Green Belt which considers agricultural buildings and associated engineering works to be appropriate development. The proposed agricultural building has been designed so that it is located close to Hillside

Cottage and adjacent to an existing drystone wall. It will follow the contours of the land to minimise its impact on the openness of the Green Belt.

- 3.2 It is respectfully requested that prior approval is granted subject to the plans submitted in support of this application.

#### Appendix 1 – Agricultural Holding – Hillside Cottage – 17.68 Ha

