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PLANNING CONSULTANCY

General Purpose Agricultural Building with associated engineering works

AT

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



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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. The total size of the agricultural unit is 17.68 Ha – 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 hay, haylage or silage with two or even three cuts taken from the land each year to supply winter feed for animals. The barn will be used to store large bales of hay as well as for the storage of associated agricultural machinery and equipment to make the hay bales.
- 1.5 A Prior Notification Application was submitted to Rochdale Council (25/00109/AGR) and was refused consent for the following reason:

“The proposal does not benefit from permitted development rights under Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) as Part 6, Class A of the GPDO requires any building erected to be reasonably necessary for the purposes of agriculture within that unit. The application has failed to demonstrate through the submission of appropriate evidence that the development is reasonably necessary for the purposes of agriculture.”
- 1.6 The purpose of this resubmission is to provide additional information to the Council to support the application and to demonstrate that it is reasonably necessary for the purposes of agriculture within that unit.

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. 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.
- 2.2 On the site of the proposed barn there is a dilapidated chicken shed. It was historically used to house hens and provide a regular supply of eggs.
- 2.3 The farmhouse at Hillside Cottage is a small bungalow and contains domestic outbuildings and extensions which are unsuitable for modern farming practices.
- 2.4 The agricultural unit extends to 17.68 Hectares and the 4 parcels of land. There are no other agricultural buildings within the agricultural unit. When the hay crop is taken agricultural machinery is brought onto site from a family member's farm in Oldham, some 15 miles away. The bales are currently stored either on the land ready to be sold or are taken to a family member's farm in Oldham and stored there. It has come to a point where the applicant now needs to purchase his own equipment and take the hay crops from his land and store the bales inside the building ready to be sold locally or distributed further afield.
- 2.5 Items used by the applicant as part of the business:
- 2 x tractors
 - 1 bailer
 - 1 mowing machine
 - 1 tedder

- 1 rake
- 1 muck spreader
- 1 roller
- 1 chain harrow

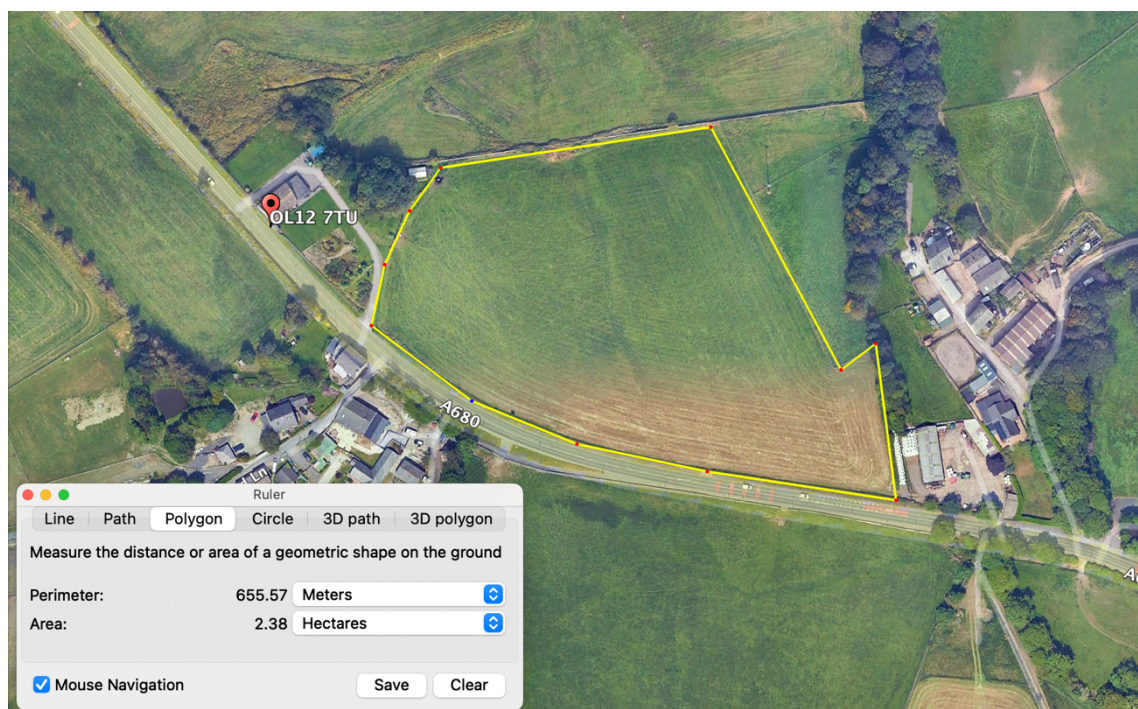
- 2.6 The above implements, machinery and equipment will be stored in the new building.
- 2.7 Any machinery that has to be stored outside reduces its longevity and results in machinery deteriorating at a faster rate. The applicant needs a properly designed and built storage building for this equipment.
- 2.8 Some equipment is currently being stored at the family member's farm in Oldham, or is being kept within the domestic buildings at the Hillside Cottage. Other equipment is loaned from other farmers or family members or is rented during harvest time. It is now the time to invest in the farm and purchase suitable hay making machinery and equipment. Without an appropriate building, new machinery would have to be stored outside which reduces the longevity and results in machinery deteriorating at a faster rate.
- 2.9 Machinery to be stored inside the building is listed in paragraphs 2.5 of this statement. In addition, this building will also enable the applicant to have shelter to mend any broken implements and will enable the equipment to be kept out of view which restricts the chances of being stolen.
- 2.10 At least two or even three cuts are taken from the unit each year. The crop will comprise a combination of as larger bales of hay as well as plastic covered bales of silage. The type of bales produced depends on the time of quality of the grass, weather and time of year.
- 2.11 Below is a breakdown of the floor area required for the building taken from historic records.
- Three cuts are taken most years
 - 1st cut on average there are 280 large bales. Approximately 150 are hay (no plastic wrap) 130 are haylage or silage (wrapped) and stored outside.
 - 2nd cut on average there are 220 large bales. approximately 100 are hay (no plastic wrap) 120 are haylage or silage (wrapped) and stored outside .
 - 3rd cut on average 150 large bales - all haylage or silage and are wrapped and kept outside.

- All of the bales are 1.2m x 1.2m and weigh on average 400KG
 - The building is required to store the hay inside locally and to protect the tractors and machinery from weather decay and water ingress.
- 2.12 The building has been designed to accommodate the bales as well as provide sufficient indoor storage for the tractors and machinery. The door heights have been designed so that large tractors can easily access the building. A building of the size proposed will allow sufficient storage of hay bales from 3 cuts take each year as well as provide a dry and secure storage area for associated machinery. The building is of a size that is commensurate with the size of the agricultural unit and the agricultural activities that take place. The access track will allow access to the building from the driveway and the hardstanding will be used for the outside storage of silage and haylage as well as space for the tractors to manoeuvre.
- 2.13 It has therefore been demonstrated that the building and associated engineering works are reasonably necessary for the purposes of agriculture within that unit. An indicative layout plan accompanies the application to show how the building will be used.

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;

- 2.14 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;

- 2.15 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;

- 2.16 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;

- 2.17 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;

- 2.18 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;

- 2.19 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;

- 2.20 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;

- 2.21 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;

- 2.22 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

- 2.23 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

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

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

- 2.26 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 – Total size 17.68 Ha

