

Officer Report

Case Reference: NOT/2026/0124
Location: CLEGG HALL FARM, CLEGG HALL ROAD, LITTLEBOROUGH,
OL15 0AA
Proposal: Prior Approval for the erection of an agricultural storage building
Recommendation: Prior Approval Not Required
Officer: Rosalind Gralton

SITE

The application site relates to Clegg Hall Farm, accessed off Clegg Hall Road.

The planning statement submitted alongside the application states the holding is 8ha. The LPA is satisfied the proposal as submitted meets the requirement to be considered under Part 6 Class A.

PROPOSAL

The building would measure 24.4m in length, 12.14m in width, 4.9m in eaves height and 6.5m in height to ridge.

The proposed materials consist of concrete panels, fibre cement roof and corrugated sheeting.

RELEVANT PLANNING POLICY

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Part 6, Class A of Schedule 2 relates to units of 5ha or more.

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Not applicable

REPRESENTATIONS

There is no statutory requirement for the publicity of prior approval applications relating to agricultural development undertaken pursuant to Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the application has not been publicised by the Local Planning Authority.

ANALYSIS

The application is for prior notification for the erection of an agricultural building under Schedule 2 Part 6 Class A (Agricultural Development on Units of 5 Hectares or more) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Compliance under Part 6 Class A of the GPDO

Development is permitted under Class A for 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.

NPPG is clear that the burden of proof rests with the applicant, and that applications should be supported by information which describes precisely what is being applied for, without which a local planning authority may be justified in refusing an application.

In order to benefit from prior notification process under Part 6 Class A, the proposed development must be carried out on agricultural land comprising an agricultural unit of 5 hectares or more in area, and must be reasonably necessary for purposes of agriculture.

Agriculture is defined within the 1990 Act:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

The application is supported by a supporting statement, proposed elevations, floor plans, site plans and a location plan. The agricultural holding is 8ha in size,

therefore the area covers over 5 ha or more and is suitable for assessment under Class A. No holding plan has been submitted to support the size of the holding.

The applicant's submission detailed the proposed building is to be used for hay storage and agricultural machinery, specifically 2 x tractors, loaders, attachments, trailers, diggers, tipping trailer, bale trailer, roller, topper, fertiliser spinner, pressure washer, diesel bowser. The submission details an average of 10 bales an acre per year is produced. At time of site officer's visit there was clear evidence of the wrapped hay bales and machinery being stored externally the site as set out in the supporting report. A menage and stables were also present on site and following a visit the officer requested further evidence of the agricultural use to ensure the land was agricultural and not equestrian. Invoices have been submitted which demonstrate the sale of hay in 2023, 2024 and 2025. The applicant also further explained during the site visit how the building would be used for storage of the machinery and hay bales visible during the visit, and which the officer has no reason to doubt. Whilst the invoices provide limited information, it is considered they are proportionate to the type of transaction. It is accepted the likelihood of a agricultural holding number is unlikely, as the applicant has not stated they own livestock. However, based on the submissions and the evidence seen during the site visit, it is considered the proposed building is to be carried out on agricultural land, and is reasonably necessary for the purposes of agriculture.

To benefit from permitted development under Schedule 2, Part 6, Class A, there should also be an assurance that the development complies with the requirements of paragraph A.1. Development is not permitted 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 size;

There are multiple parcels of land. The parcel of land the building will be on is approximately 5ha in size with other parcels surrounding the site measuring 3ha.

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;

No part of the immediate curtilage has been subject to any such documented change of use under the above legislation over 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;

The application does not propose the erection, extension or alteration of a dwelling.

d. it would involve the provision of a building, structure, or works not designated for agricultural purposes.

The proposed building would be used 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 square 1000 metres, calculated as described in paragraph D.1(2)(a) of Part 6.

Nothing is proposed other than the building, the proposed ground area covered by the development would be 295 square metres and no further authorised development has been undertaken at the site as described in paragraph D.1(2)(a) within the last 2 years. The area of the building therefore falls below the maximum permitted 1000 square metres.

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;

The building would not be within 3 kilometres of an aerodrome.

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;

The building would not be within 3 kilometres of an aerodrome. Nonetheless, the height of the building would not 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;

The development would not be within 25 metres of a metalled road.

i. it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, or 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;

The submitted information outlines that the building is used for agricultural purposes comprising storage of hay and agricultural machinery, and is not for the accommodation of livestock or storage of slurry or sewage sludge. The proposal therefore complies in this regard.

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

The development would not be on or over article 2(4) land and is not 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

The application form states that the proposed building will be used to store agricultural machinery and hay bales. Based upon the available information, the development does not include provision for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

Siting and Design

Conditions in section A.2 of this class state that development under Class A is permitted subject to the determination of the Local Planning Authority as to whether Prior Approval is required as to the siting, design and external appearance of the property.

In assessing the siting, design and external appearance, Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed siting of the agricultural building would be next to a cluster of buildings and landscaping. The site is relatively isolated and would not be visible from many vantage points given the siting of the adjacent stables and dwelling.

The elevations of the proposed building would be constructed using concrete panels, corrugated sheeting and fibre roof panels. The design of the proposed building is of a standard design and materiality that is commonly used for agricultural buildings throughout the borough and the country. As such, the building would be clearly visible as an agricultural building. Considering the location of the proposed building, it is considered to be acceptable in this location.

In light of the above it is considered that the proposal would accord with the policies contained within the adopted Core Strategy and the National Planning Policy Framework, and as such, would not require prior approval.

Recommendation: Prior Approval Not Required

INFORMATIVE:

For the avoidance of doubt, this Decision Notice relates to the following plans:

- Application Form dated 09/02/2026
- Supporting Report dated 09/02/2026
- Proposed Plans dated 09/02/2026