

APPLICATION NUMBER: 25/00816/AGR

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00816/AGR

CASE OFFICER
Majid Mir

DETERMINATION DATE 03.10.2025 **EXT OF TIME**

Address: Long Clough Farm Clough Road Littleborough OL15 9PA

Proposal: Prior approval for the erection of an agricultural storage building

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N/A	Contrary to national policy?	N/A
	Applicant a Council Member or officer?	N/A	Contrary to previous decision?	N/A
	Major with 10 or more objections and recommending approval?	N/A	Called in or Planning Panel objection?	N/A

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	PRIOR APPROVAL REQUIRED AND GRANTED
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CHECKED AND SIGNED OFF BY: RK

DATE: 30/09/2025

SITE

The application relates to a site within Long Clough Farm. The site of the proposed structure is located approximately 170m from the main complex of buildings within Long Clough Farm. Within the complex of Long Clough Farm there are numerous structures including Long Clough Farmhouse which is a Grade II listed building. The other buildings include a number of structures that are used to house animals.

PROPOSAL

This application seeks prior approval for the erection of a new building for the storage of hay and machinery.

The proposed structure would be 20m (length) by 12m (width). The proposed structure would be set to a height of 5m to the eaves and 6m to the ridge.

The walls of the building would be constructed using vertical clad Yorkshire boarding stained in a natural colour at the top and 2m pre-cast concrete panels at the bottom. The roof would be constructed using corrugated mineral fibre boarding roofing panels in natural colour (grey).

RELEVANT PLANNING POLICY

National Guidance

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

Part 6, Class A of Schedule 2 relates to units of more than 5 hectares

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

25/00078/FUL	Erection of an Agricultural Building. Decision: Application withdrawn.
20/01481/FUL	Change of use of barn from agricultural to day care centre for dogs including use of associated land as an exercise field. Decision: Grant subject to conditions.
14/00841/CPL	Application for a certificate of lawfulness for a proposed use as residential childrens home for two children. Decision: Grant.

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. No representations have been received.

ANALYSIS

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.

In order to benefit from prior notification process under Part 6 Class A, the proposed development must be carried out on agricultural land of not less than 5 hectares and the second test is that the operations must be reasonably necessary for purposes of agriculture.

The Town and Country Planning Act 1990 (as amended) states that 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'.

A location plan has been provided of the farm holding. The supporting report states that the area covered by the farm is 6.5ha. Additionally, the applicant has provided details of an agricultural holding number. Furthermore, it was clear during the Officer's site visit that the site is being used for agricultural purposes.

In regard to the need for the building to be reasonably necessary for the purposes of agriculture, the supporting report has stated that the building is required to store hay and machinery. It was noted during the site visit that there were both machinery and hay bale scattered around the farm with no structure on the farm presently capable of sufficiently storing both.

As such, it is considered that the building is reasonably necessary for the purposes of agriculture in this respect.

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;

The development would not be carried on a separate parcel of land forming part of the unit which is less than 1ha 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;

There is no planning evidence available that suggests an application for the change of use has been made under the above legislation 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;

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 designed 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 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;

The proposed ground area covered by the development would be approximately 240 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 1000/1500 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 site is not 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 height to the ridge of the proposed building would be 6 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 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;

The submitted information outlines that the building is to be used for agricultural purposes comprising of storage of hay and machinery. The proposal therefore complies in this regard.

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

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; or

The submitted information outlines that the building is to be used for agricultural purposes comprising of storage of hay and machinery. 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. The proposal therefore complies in this regard.

- (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.

The application does not propose the erection or extension of a building that is within the curtilage of a scheduled monument.

Sitting and Design

Under Part 6 Class A, the developer must apply to the LPA for a determination as to whether the prior approval of the LPA will be required for the siting, design and external appearance.

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.

Policy P2 of the Core Strategy states the Council will conserve, enhance and promote key heritage assets, both statutory and non-statutory, including taking consideration of their wider settings. The NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Additionally, when considering impact on a non-designated heritage asset, the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that

directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The proposed building would be located approximately 200m (as the crow flies) away from the Grade II listed building of Long Clough Farmhouse. Some of the neighbouring properties within the farm are not identified as non-designated heritage assets, however, it appears that they could potentially achieve the criteria to be designated as a non-designated heritage asset.

Nevertheless, there would be sufficient distance, numerous buildings and trees screening the heritage asset. As such, they would not be viewed together and would be screened from one another. It is considered that the proposed building would have a neutral impact on the setting of designated heritage asset and the significance of any non-designated heritage asset.

The proposed building would be situated close to the northeast of the farm holding and on relatively flat land. The building would make use of existing access arrangements. The applicant has stated that trees would be planted around the site of the proposed building, however there are no plans showing this. Nevertheless, the building would be enclosed by the topography of the land from the north and east, and as such would not be visible from those directions. The main views from public vantage points would be from users of the public right of way. The public right of way runs through the yard of the farm and along the side of the proposed building. The building has been designed to look like a typical modern farm building found throughout the borough and country. Furthermore, the building would be viewed within the context of the surrounding farm. The scale and location of the proposed building are considered to be appropriate.

In light of the above, it is considered that the proposal would accord with the policies contained within the adopted Core Strategy, PfE and the NPPF, and as such, prior approval is required and granted.

RECOMMENDATION

Prior approval required and granted.

1. The development shall be carried out in accordance with the following drawings and documents hereby approved:
 - Location Plan
 - Proposed open fronted agricultural machinery store at Long Clough Farm Clough Road Littleborough OL15 9PA. Drawing number: LCF-24-01-25

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

2. The materials used in the construction of the exterior of the development hereby permitted shall match those detailed within the application form and as per annotations within the following drawings and documents:

- Proposed open fronted agricultural machinery store at Long Clough Farm Clough Road Littleborough OL15 9PA. Drawing number: LCF-24-01-25
- Planning Statement. Reference number: AG.050825.C. Dated: August 2025

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Report Author Majid Mir