



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
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OL16 1XU

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Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Carr Farm
Address Line 1	Carr Lane
Address Line 2	
Address Line 3	Rochdale
Town/city	Milnrow
Postcode	OL16 3TS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
394455	412743

Description

Farm raising cattle and producing own hay for winter feed.

Applicant Details

Name/Company

Title

Mr

First name

Colby

Surname

Jones

Company Name

Address

Address line 1

Carr farm

Address line 2

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL163ts

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
- ☐ An extension
- ☐ An alteration

Please describe the type of building

Application for the erection of a 18.2m x 12.1m foot hay store with a concrete floor
The building will have a steel frame coated in red oxide internally
The lower wall of the building will be constructed from 1.2m concrete panels to be painted forest green
The upper section of the building will be clad in 4x1 hit and miss boarding for optimum airflow to prevent hay spoilage
The building will be enclosed on 3 sides with one gable end to be fully open for access with gates to manage access by livestock and personnel for safety.
The roof will be green cement board sheets or green steel sheets with a vented ridge to optimise air flow to prevent hay spoilage
The building will be screened by planting of native trees which will also be used to manage rainwater run-off by slowing flow into nearby ditches.

Please state the dimensions of the building

Length

18.2metres

Height to eaves

3.6metres

Breadth

12.1metres

Height to ridge

4.6metres

Please describe the walls and the roof materials and colours

Walls	
Materials	External colour

lower wall - 1.2m concrete panels to increase resistance to ground moisture and machinery damage
upper wall - 1.2m to roof - 4x1 hit and miss sustainable timber boarding treated with preservative.

Lower wall to 1.2m green and plain timber above.
External walls to be screened by tree planting.

Roof

Materials

Ridged fibre cement board sheets or steel sheets with vented ridge line

External colour

green

Has an agricultural building been constructed on this unit within the last two years?

☐ Yes

☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

☐ Yes

☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)

- 1,250 square metres (where the agricultural unit is under 5 hectares)

- 1,500 square metres (where the agricultural unit is 5 hectares or more)

☐ Yes

☒ No

NOTE: if the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☐ Yes

☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

☐ Yes

☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

20.2

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 1 but at least 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The hay store is to reduce the amount of non recyclable plastic and to improve profitability on the farm. At present the farm has suitable covered storage of hay for winter fodder and as such each year approximately 200 1.5m round bales need to be stored outside. To store these bales outside it is necessary to wrap them in black single use plastic shrink wrap to prevent storage. This would be reduced by approximately 95% by construction of this building and would enable the farm to move towards a more environmentally friendly livestock raising method, regenerative agriculture, by enabling winter bale grazing. In addition this would reduce the annual expenditure of the farm on purchase, handling and disposal of the plastic wrap and reduce the amount of imported feed needed to be brought on site during the winter. This would allow for peak stock levels to be optimised for the grazing available and agroforestry to be developed on site in line with current DEFRA and Natural England environmental management best practice guidelines. The building would also be used to store bale handling equipment when not at capacity.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The building is only fully enclosed on 3 sides and has high ventilation timber cladding construction for the walls. The building has also a ventilated ridge line and no internal features to allow for protection from rain but maintain sufficient air flow for reducing and maintaining a low moisture content in the stored hay without using plastic wrap.

Does the proposed development involve any alteration to a dwelling?

☐ Yes

☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

☒ Yes

☐ No

What is the height of the proposed development?

4.6

Metres

Is the proposed development within 3 kilometres of an aerodrome?

☐ Yes

☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Colby Jones

Date

07/11/2024

Amendments Summary

Updated plan of the building to match the scale and dimensions as given in the application documents