

APPLICATION NUMBER: 25/00996/AGR

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00996/AGR

CASE OFFICER
Rosalind Gralton

DETERMINATION DATE 27/10/2025 **EXT OF TIME**

Address: Moorside Farm Nick Road Lane Wardle OL12 9PW

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

PUBLICITY	Weekly list expired?	Y	Site notice expired?	NA
	Neighbour letters expired?	NA	Press Notice expired?	NA

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

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	NA

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

RECOMMENDATION	PRIOR APPROVAL NOT REQUIRED
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CHECKED AND SIGNED OFF BY: RK

DATE: 27/10/2025

SITE

The application site relates to Moorside Farm, accessed off Nick Road.

The submitted planning statement submitted alongside the application also states the holding is 7ha. The LPA is satisfied the proposal as submitted meets the requirement to be considered under Part 6 Class A.

PROPOSAL

The building would measure 27.5m in length, 15m in width and would have a pitched roof with an eaves height of 3m and a ridge height of 5.1m.

The proposed materials consist of Yorkshire boarding with concrete panels below, corrugated mineral fibre roof and timber boarded sliding doors.

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 7ha in size, therefore the area covers over 5 ha or more and is suitable for assessment under Class A. Further information from the agent stated the applicant also owned a site in Whitworth which would add to the agricultural unit size to 11ha, however no holding plan has been submitted to support this. It is also unclear if the applicant will continue ownership of this holding rather than moving over to the proposed holding.

The applicant’s original submission detailed the proposed building is only to be used for hay and agricultural machinery. The agent confirmed the applicant has only just bought the farm and no modern agricultural buildings were on the unit. The agent stated the intention is to use the building for storage of agricultural machinery including a tractor, trailer, baling machine, grass turning machine, digger, dumper, quad bike and a fence poster as well as for hay. The same email also stated the applicant’s aspirations for building up a sheep flock, with more information provided later as discussed below. At time of visit no machinery or hay bales were visible, however aerial imagery does show items of machinery around the site. I have no reason to doubt the existence of these.

Upon questioning the agent for further information regarding the size of the building and details of the agricultural enterprise which is notably larger than that required just for the machinery and an unknown amount of hay bales, the agent has submitted information regarding hay bales, and which states the applicant intends to farm livestock in the building as well as use the building for storage.

Regarding the hay bales, the agent has submitted information regarding the number of that can be produced per acre, in order to calculate no. of bales produced and cubic volume per bale, vs the cubic volume of the proposed building. While this does give a rough idea of the volume of the hay bales that could be created onsite, the calculations appears speculative. Based on the

7ha of the unit shown, the numbers are overstated as the 7ha spans across land with varying topography and large areas of water unsuitable for hay cultivation. There is no evidence of recently cropped fields and no evidence the bales relate to the activities on site, and do not contribute to this part of the trade or business. While the applicant may be using the building to store hay bales, the evidence put before me is not substantive enough to provide absolute certainty this is the proposed use.

Further to this, the applicant has submitted a CPN showing details of animals are to be brought over from the owner's previous unit in Whitworth and kept on the new holding. It is stated the sheep flock would be larger by 15 sheep, had 15 not recently gone to market. The agent states the applicant's intention is to build the flock back up using the proposed building for lambing. Having seen sheep on the site at time of my visit, it is reasonable that these sheep could be owned by the applicants, however given the proposed uses of the building, this does not provide substantive evidence this is for trade or commercial agriculture.

On the basis that the information is not sufficiently clear to demonstrate that a building of such scale is required as there are reasonable grounds to doubt the provided calculations in respect of hay cultivation, and insufficient evidence relation to livestock holding, the submitted information has not presented any definitive evidence the proposed use of the building is reasonably necessary for the uses presented. Without further information, the LPA cannot consider the building is reasonably necessary for the purposes of agriculture in this respect.

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. Based upon the available plans, the parcel of land the proposed development will be carried out on is approximately 7ha in size.

- 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 412.5 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. No specific layout plan has been provided. As such, 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 varied topography.

The elevations of the proposed building would be constructed using concrete panels, Yorkshire boarding, timber sliding doors and corrugated mineral fibre roof panels. No details of access is provided. 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.

DECISION:

REFUSE for the following reason(s):

1. The application is not supported by evidence which is sufficiently precise or unambiguous in order to demonstrate that the proposed barn, on the balance of probabilities, would be reasonably necessary for agriculture and therefore fails to comply with the requirements of Class A of Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Notes for Applicant:

INFORMATIVE:

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

- ☐ Application Form received 28/09/2025

- ❑ Supporting Report received 29/09/2025
- ❑ Location Plan
- ❑ Outline Blue – Land Ownership/Holding received 29/09/2025
- ❑ Proposed Plans - received 29/09/2025
- ❑ Emails from S Hartley to R Gralton dated 23/10/2025 18:01
- ❑ Emails from S Hartley to R Gralton dated 23/10/2025 16:49
- ❑ Emails from S Hartley to R Gralton dated 21/10/2025 11:12

Report Author Rosalind Gralton