

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00109/AGR

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 03.03.2025 EXT OF TIME

Address: Sparrow Row, Hillside Cottage Edenfield Road Rochdale Rochdale OL12 7TU

Proposal: Prior approval for the erection of an agricultural building with associated engineering works

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	REFUSED
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CHECKED AND SIGNED OFF BY: RK

DATE: 28/02/2025

SITE

The application site relates to Sparrow Hill at Hillside Cottage, accessed off Edenfield Road.

The submitted application form alleges the total area of the entire unit is 17.7 hectares, however the planning statement submitted alongside the application also states the entire unit is 15.3 hectares. Regardless of the exact unit size however, the LPA is satisfied the proposal as submitted meets the requirement to be considered under Part 6 Class A.

PROPOSAL

The application proposed the demolition of the existing now dilapidated shed and the erection of a general agricultural building in its place. The building would measure 27.36m in length, 12.16m in width and would have a pitched roof with an eaves height of 4m and a ridge height of 6.275m.

The proposed materials consist of grey corrugated cladding panels with concrete panels below, full height grey roller shutter doors, and grey cement fibre cladding panels with integrated roof lights.

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, and Class B relates to units of less than 5ha.

RELEVANT SITE HISTORY

88/D21973 - Formation Of New Access To Classified Road – Grant subject to conditions - 1988-08-18

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.

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 supporting statement provides details of the agricultural smallholding number. The supporting statement states that the application site extends to 2.38 hectares. The agricultural holding is stated as 17.7ha on the application form, however the supporting statement also states it as 15.3ha. Regardless of the exact size, the LPA is confident the area covers over 5 ha or more and is therefore suitable for assessment under Class A. The agricultural unit which are set over 4 land areas, and are not adjoined however within the immediate area.

In regards to the agricultural business, the supporting statement states the land is to be used to grow and harvest grass and feed for animals. The barn is proposed for storing large bales of hay and grass and storage of associated machinery. Two cuts are taken from the land every year to provide feed for animals.

It is noted during the site visit that there was a, much smaller, existing agricultural building which was dilapidated, with a gate which opens onto the field.

No details of number of hay bales or feed that are to be produced by the applicants unit per year were submitted, nor details of why the proposal is necessary for storage of equipment, what type of equipment is to be stored, or details of where the current storage of equipment is and the reasoning as to why the 332sqm building is required to meet the needs of the farm.

No details of where storage of items would be located in the building has been submitted. In the absence of this information, it is not possible to conclude that the proposed building is reasonably necessary for agricultural in this respect.

Owing to the benefit of a site visit on the 24th February 2025 there was no evidence of any tractors or trailers, or large agricultural machinery on site that would require internal storage. It is appreciated that such machinery may have been elsewhere on the site at the time of the officer's site visit but again, no detailed site plan for the proposed building has been provided showing where the storage/parking for the items referred to above would be within the building, and additionally, no details have been provided in respect of where existing storage of such items is located in existing buildings across the site overall. The building sections do indicate the height of a tractor inside the proposal however no specifics are provided in the details. It is noted an existing shed is present on the site, currently in a dilapidated condition, however the existing shed is significantly smaller than the proposed building in scale and floorspace. Without additional 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 2.38ha 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.

There is fencing and a gate proposed, and areas of hardstanding proposed to provide access to the building. There are no other works or structures to accommodate livestock, plant or machinery arising from engineering operations.

The proposed ground area covered by the development would be 332 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. The building is sited over 60m from A680 Edenfield 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 general agricultural purposes such as machinery and bales of hay/grass, 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/grass. 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 to the north east of the site, atop the hill, close to the access along Edenfield Road, sited adjacent to a cluster of mature trees and at the closest point of the site to the cottage, and on the site of the existing building.

The building would be visible from both directions along Edenfield Road and from multiple vantage points to the east and west, however the siting of the trees would reduce the overall impact of the proposal. It is considered that this is an appropriate setting for an agricultural building of the scale and design proposed.

The elevations of the proposed building would be constructed using corrugated panels, roller shutter doors and pre-fabricated roof panels. The existing track will be used to access the building from the lane. The design of the proposed building is of a standard design that is commonly used for agricultural buildings throughout the borough and the country. Additionally, the materials proposed are commonly used in the construction of agricultural buildings through 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.

REFUSE 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.

Informative

For the avoidance of doubt, this decision relates to the following submitted information:

- Application Form dated 03/02/2025
- Planning Statement dated January 2025

- Location Plan
- Proposed Site Plan - received 03/02/2025
- Front and Rear Elevations as Proposed – received 03/02/2025
- Side Elevations as Proposed – received 03/02/2025
- Floor and Roof Plan as Proposed – received 03/02/2025
- Building Sections as Proposed – received 03/02/2025