

APPLICATION NUMBER: 23/00607/AGR

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00607/AGR	Rosalind Gralton	27 June 2023

Address: Land To The East Woodhouse Lane Norden Rochdale OL12 7TB

Proposal: Application for prior notification 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/A
	Neighbour comments received?	N/A

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: LA

DATE: 05.07.23

SITE

The application site relates to land located to the east of Woodhouse Lane, Norden. This application specifically relates to a parcel of land within the south eastern corner of the plot, and access extends west from Woodhouse Lane.

The agricultural holding the site is located within is currently used for agricultural purposes. This holding currently contains no buildings.

The wider site has a varied topography but is largely flat where it lies closest to Woodhouse Lane. The site has an open aspect, with minimal boundary treatment and landscaping on its western boundary adjacent to the highway, and is located within the green belt. To the north of the site the western boundary becomes increasingly more landscaped. Residential properties located further north of the site are not identified within the applicant's ownership.

Woodhouse Lane is a public right of way that is used by walkers and horse riders.

PROPOSAL

The application comprises the erection of a 22.8m x 9.1m steel framed structure with an eaves height of 3.6m and a ridge height of 4.8m. It is to be constructed with concrete panels to 1.1m with Yorkshire boarding above and a cement fibre roof. It is to be located within the south eastern corner of the indicated site, with access from Woodhouse Lane to the west. Formation of a new access comprising of compacted hard core access along Woodhouse Lane would be created as a result, with new landscaping.

RELEVANT PLANNING POLICY

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

RELEVANT SITE HISTORY

22/01512/AGR - Prior notification for the erection of an agricultural storage building - Withdrawn

23/00162/AGR - Application for prior notification for the erection of an agricultural building - Withdrawn

CONSULTATION RESPONSES

Highways

The Council's Highways Engineers were consulted on the application and their response is as below:

'Woodhouse Lane in this location is a very lightly trafficked public right of way which is very popular with walkers and horse riders and we would expect that there would be adequate internal turning facilities for the large agricultural machinery so we would not expect any detrimental impact on highway safety.'

It would appear that the use of the barn is associated with the current agricultural use therefore we would not expect an excessive amount of additional vehicle movements on Woodhouse Lane.

As all the machinery would be stored internally we would not expect any external parking provision.

Highways raise no objection to this application and request no specific planning conditions'

REPRESENTATIONS

Not applicable.

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), which allows 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.

Compliance under Part 6 Class A of the GPDO

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.

The application is supported by a supporting planning statement, agricultural holding plan proposed elevations, floor plans, site plans and a location plan. Following emails to officers, details of a landscaping plan, photos of existing equipment storage and an amended copy of the supporting planning statement was submitted also.

The statement set out by the applicant details the use of the new building is for the storage of equipment and hay on the unit. The hay storage on the land is to be used for 50 sheep. The reasoning for hay to be stored inside is due to maintain the quality of the hay to reduce moisture damage, but also reduce risk to livestock health as a result of rained on hay.

Within this planning statement the applicant also details an existing access off Woodhouse Lane, which is not clearly shown on any plans.

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. These are addressed in full below:

- 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;

The proposal would be carried out on land over 1 hectare 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;

The proposal would not be on a site where a Class Q or S development of Part 3 of the GDPO has been carried out within the period of 10 years.

- c. it would consist of, or include, the erection, extension or alteration of a dwelling;

The application does not propose any of the above.

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

The proposal 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.

The proposed ground area covered by the building would be 190 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 extension is required for storage of agricultural machinery and equipment storage; the proposed development 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.

The development 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 development does not include provision for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

Prior Approval Matters

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 124 and 127 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 approximately 60m from a public highway, sited well within the established agricultural land. The proposed form of the building, with a maximum height of 4.8m, is considered to be appropriate for this siting and would not appear incongruous within its setting. The proposed materials – timber Yorkshire boards, cement fibre roof and concrete panels, would present itself as a distinctly agricultural building which would be typical of the area.

The proposal would have limited visibility from the south as a result of the varied land levels surrounding the site. It is noted the site plan indicates proposed landscaping along the western boundary of the site which, when the building is viewed from the highway the proposed building would result in limited views given the wide landscape. A landscaping condition, ensuring a landscaping scheme is submitted prior to development, has been secured by condition, as insufficient detail is provided.

As such, 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 Required and Approved

1. The development must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with the requirements of Paragraph MA.2 of Part 5, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans:

Location Plan

Elevations and Location Plan ML/JS/6225 – Received by the Council
06/06/2023

and the development shall be carried out in accordance with these drawings hereby approved.

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

3. 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 drawings:

Location Plan

Elevations and Location Plan ML/JS/6225 – Received by the Council
06/06/2023

Planning Statement – Received by the Council 06/06/2023

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of hard and soft landscaping works, including planting of trees and hedges/shrubs, have been submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7 and the National Planning Policy Framework.

Report Author Rosalind Gralton