

APPLICATION NUMBER: 25/00789/AGR

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00789/AGR

CASE OFFICER

Majid Mir

DETERMINATION DATE 28.08.2025 EXT OF TIME

Address: Bank Top Farm Hollingworth Road Littleborough Rochdale OL15 0AU

Proposal: Prior approval application for the laying of new concrete and renewal of concreting on an existing concrete yard

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
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

PRIOR APPROVAL NOT REQUIRED

CHECKED AND SIGNED OFF BY: RK

DATE: 27/08/2025

SITE

The application relates to stripe of land to the front of barns located on Bank Top Farm. The farm is clearly a working livestock farm located in Littleborough. The site is accessible via an existing farm track and is located some 214m north of Hollingworth Road. The application site and land associated with the farm is located within the Green Belt.

The site occupies an elevated position in comparison to Hollingworth Road and the site of the Former Akzo Nobel complex which is located on the opposite side of Road. The predominant land use within the immediate area is agricultural, with agricultural fields and moorland presenting an open character. The urban area of Littleborough is located to the west of the site with Hollingworth Lake to the south.

PROPOSAL

The application seeks to lay new hardstanding which would consist of a new concrete slab floor to the yard area of the farm. The strip of land is located directly to the front of the barns and connects the structures on the site with the access lane use to access the farm. Part of the site has previously had a concrete slab floor laid. The application seeks to replace this.

RELEVANT PLANNING POLICY

National Legislation

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

25/00282/FUL	Retrospective planning application for a new farm track. Decision: Grant subject to conditions
16/00738/FUL	Erection of agricultural building Decision: Application Withdrawn.
94/D30276	Refurbishment Of Cottages To Form One Dwelling And Detached Garage. Decision: Grant subject to conditions.
80/D11867	Outline Application Warehouse And Car Park. Decision: Refuse.

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. It covers an area of approximately 15.4ha. It was clear during the Officer's site visit that the site is being used for agricultural purposes. Additionally, there is evidence from previous applications on the site, that it has been used as a working farm.

The supporting letter states that the proposed works are required 'to prevent dirty water run off from the existing yard into the nearby watercourse. Both machinery and livestock travel over this area and new concrete will allow the applicants to separate the clean and dirty water ensuring only clean water goes to the watercourse.' The supporting letter continues to add that such measures upon livestock farms are encouraged by Natural England and are supported by grant aid under a Countryside Stewardship Capital Grants Scheme. The aim is to

"reduce losses of key water pollutants and ammonia from your farm, and help you to improve the quality of water and air on your farm, and in your local area". Additionally, the supporting letter adds that the due to the condition of the existing floor, it is difficult to clean and control surface water entering the

drainage. It is argued that the concrete slab will allow the farm to manage the yard as a clean yard area, with regular scrapping and brushing.

It is further noted that the laying of the concrete slab floor would allow for easier access to the farms barns and surroundings.

It is considered that the proposed works would consist of engineering works and would be reasonably necessary for the purpose of agriculture.

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;

The proposal does not consist of the erection or extension of an agricultural building. Additionally, 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 application proposes to lay new hardstanding which would consist of replacing the existing concrete slab floor as well as the laying of additional area of concrete slab flooring by the existing barns. It accepted that the engineering works are reasonably designed 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 area covered by the proposed works would cover an area of approximately 410 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 proposal does not propose the erection or extension of a building. Additionally, 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 application does not propose the erection or extension of a building. The proposal would consist of engineering works. As such, there will be no structures with a height exceeding 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 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 proposed works would be sited adjacent to the dwelling of Bank Top Farm. The nearest neighbouring residential dwelling would be 71 Hollingworth Road and would be approximately 87m away. The application however proposes to lay a new concrete slab floor and would not accommodate livestock or be used for the storage of slurry or sewage sludge. 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 proposed works would be sited adjacent to the dwelling of Bank Top Farm. The nearest neighbouring residential dwelling would be 71 Hollingworth Road and would be approximately 87m away. However, the application proposes to lay a new concrete slab floor. 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.

No concerns have been identified relating to the design of the concrete slab floor, which is consistent with the appearance of similar associated agricultural works and would be similar to what is already there. Additionally, the proposed concrete slab floor would not be visible from most public vantage points. Therefore, it is considered that the laying of the proposed concrete slab floor would not unduly impact the visual amenity or character of the area.

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.

RECOMMENDATION

Prior approval not required.

Notes for Applicant:

INFORMATIVE:

1. Plans and documents

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

- Location Plan and Site Plans. Drawing number: Dav.1103.3694.01
- Mr G Davies Land Holding Plan
- Supporting Letter Referenced 'Our Client– Mr G Davies. A prior notification application for the renewal of a concrete yard at Bank Top Farm, Bank Top, Hollingworth Road, Littleborough, OL15 0AU'. Dated: 30 July 2025. Reference: Dav/1103/3694/FP. By Fiona Patteson
- Catchment Sensitive Farming Assessment Form

Report Author Majid Mir