

Planning Statement

Agricultural Storage Building

Class A, Part 6 Permitted Development

Land adjacent to 1 Gorses, Bury, BL9 6UD

1. Introduction

This Planning Statement has been prepared on behalf of Mr Pete Spence of Woodhouse Fold Farm, Woodhouse Lane, Rochdale, OL12 7TB, in support of a Prior Notification application submitted under the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application relates to the erection of an agricultural storage building and associated concrete apron on agricultural land located adjacent to 1 Gorses, Bury, BL9 6UD.

The agricultural holding operates under DEFRA Holding Number: 44/623/0577.

The proposed development comprises:

- Agricultural storage building measuring:
 - 13.7m x 9.1m
 - Eaves height: 3.6m
- Concrete apron to front elevation measuring:
 - 4.5m x 9.1m

The building is required to support the ongoing agricultural use of the holding through the secure storage of agricultural machinery and hay produced from the landholding.

2. The Agricultural Unit

The application site forms part of a wider established agricultural unit extending to approximately 75 acres in total ownership.

The specific parcel subject to this application extends to approximately 10 acres and is actively used for agricultural purposes including grass production, grazing and hay production.

Importantly, this parcel is physically detached from the applicant's remaining landholding by approximately 2.5 miles as the crow flies. As a consequence, the absence of on-site storage

currently necessitates repeated journeys between holdings using slow-moving agricultural vehicles and machinery via the public highway network.

The provision of the proposed building will allow machinery, equipment and fodder associated with this parcel to be stored directly on-site, significantly reducing unnecessary vehicular movements between holdings. This will improve operational efficiency, reduce fuel usage and lessen the need for agricultural traffic on surrounding roads, providing a clear highway and sustainability benefit.

The applicant also owns and controls the access road serving the site, ensuring safe and uninterrupted agricultural access can be maintained at all times.

The holding operates as a genuine and active agricultural enterprise and the proposed building is reasonably necessary for the purposes of agriculture within the unit.

3. Proposed Development

The proposal seeks to provide a modest agricultural storage building specifically designed to meet the operational needs of the holding.

The building will be used for:

- Storage of agricultural machinery and equipment
- Storage of hay produced from the holding
- General agricultural operational storage associated with management of the land

The associated concrete apron is required to facilitate safe vehicular access, manoeuvring, loading and unloading of machinery and stored materials.

The proposed external materials comprise:

- 1 metre high precast concrete panel walls
- Timber boarding above
- Agricultural profile roof sheeting

These materials are entirely typical of modern agricultural development and are appropriate within the rural context of the site. The use of timber boarding softens the appearance of the structure and assists in integrating the building into the surrounding agricultural landscape.

The building has been positioned to function efficiently within the agricultural unit whilst minimising visual impact and maintaining practical accessibility.

4. Compliance with Class A, Part 6

The proposed development fully complies with the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In particular:

- The site forms part of an established agricultural unit exceeding 5 hectares.
- The proposed building is reasonably necessary for the purposes of agriculture within the unit.
- The development is agricultural in nature and use.
- The proposed dimensions, height and siting comply with the limitations imposed under Class A.
- The development is not intended for residential, commercial or non-agricultural purposes.
- The proposal does not exceed the applicable floorspace thresholds.
- The siting and appearance are entirely appropriate to the agricultural function of the holding.

The proposal therefore constitutes permitted development subject only to the prior approval process.

5. Landscape and Visual Impact

The proposed building represents a modest-scale agricultural structure appropriate to both the size and operational needs of the holding.

Its design is functional and agricultural in appearance, entirely consistent with modern agricultural buildings commonly found throughout the rural landscape.

The use of timber boarding and muted agricultural materials ensures the development integrates appropriately into its surroundings and avoids any urbanising appearance.

Given the modest footprint, agricultural context and relationship to the wider holding, the proposal will not give rise to any unacceptable visual or landscape impacts.

6. Highways and Access

The proposal will utilise the existing agricultural access arrangements serving the landholding, which are within the ownership and control of the applicant.

The proposal will materially reduce the need for repeated journeys between detached parcels of the holding using slow-moving agricultural vehicles and machinery on the public highway network.

By enabling machinery and hay to be stored directly at the site where they are required, the proposal provides a practical operational benefit whilst also reducing unnecessary agricultural traffic movements.

The development is low-intensity in nature and solely associated with the established agricultural use of the site. No adverse impacts upon highway safety or the local road network are anticipated.

7. Reasons Supporting Approval

There are clear and compelling reasons why prior approval should be granted in this instance:

- The development is fully compliant with the requirements of Schedule 2, Part 6, Class A of the GPDO.
- The agricultural unit exceeds the minimum qualifying threshold and comprises an established agricultural enterprise.
- The building is reasonably necessary for the functional operation of the holding.
- The proposal is modest in scale and proportionate to the agricultural needs of the landholding.
- The detached nature of the parcel creates a clear operational need for on-site storage facilities.
- The proposal will reduce unnecessary journeys by agricultural machinery on the public highway.
- The siting is practical and directly related to the operational use of the land.
- The proposal utilises appropriate agricultural materials and design.
- No unacceptable impacts arise in respect of:
 - visual amenity,
 - landscape character,
 - residential amenity,
 - highway safety, or
 - environmental considerations.
- The proposal supports the continued productive agricultural use and management of rural land.
- National permitted development legislation expressly supports agricultural operational development of this nature.

The proposal therefore accords fully with both the letter and intent of the permitted development provisions.

8. Conclusion

The proposed agricultural storage building is necessary to support the ongoing operation and management of an established agricultural holding extending to approximately 75 acres.

The detached nature of the application parcel creates a clear and legitimate operational requirement for on-site agricultural storage facilities. The proposal will improve agricultural efficiency whilst reducing unnecessary movements of slow-moving agricultural vehicles on the surrounding highway network.

The development is modest, functional, appropriate in appearance and fully compliant with the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

No material planning harm would arise from the proposal and there are clear operational and policy grounds supporting the development.

It is therefore respectfully requested that Prior Approval is confirmed accordingly.

Prepared on behalf of:
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