

Application for a determination under Part 6 of the Town and country Planning (General Permitted Development Order) 1995.

Proposed agricultural building on land at Sheep Hey Farm, Shuttleworth.

GR 38008,418314

Planning Statement

Proposed development

The proposed development is for an agricultural building on land at Sheep Hey Farm, Shuttleworth on an agricultural unit of some 69 acres (28 ha). The proposed building would be used for general agricultural storage purposes including the storage of hay from the land and for agricultural machinery.

It is made under Part 6 to the General Permitted Development Order, 2015 (as amended) in the following circumstances: -

	Requirements of Part 6 of the PGDP	Lower Gollinrod Farm proposal
1	Works for the erection of a building on agricultural land of 5hectares or more	The applicant owns some 72 acres of adjoining farm land.
2.	To be related to adjoining land	As above
3	Size not to exceed1,000m2	The proposed agricultural building has a gross external floor area of 240m2
4.	Height not to exceed 12m	The proposed height to the ridge is 4.89m
5	No part to be within 25 m of the metalled part of a trunk or classified road	The proposed building is located 25m away from the metalled part f the highway, allowing landscaped screening between the building and the road. .
6	No part of any building for the accommodation of livestock or for the storage of slurry or sewage sludge shall be within 400 metres of the curtilage of a protected building. Paragraph D1 states that "protected building" means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is apt; but does not include— (i) a building within the agricultural unit; or (ii) a dwelling or other building on another agricultural unit which is used for	The building is not for livestock or the storage of slurry

	or in connection with agriculture	
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Planning policy - Green Belt

The application building is within the Green Belt

The Bury Unitary Development Plan 1997 (UDP) states: -

OL1/2 - New Buildings in the Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

Bullet point one: -

agriculture and forestry (except where permitted development rights have been withdrawn)

The National Planning Policy Framework 2021(the Framework) states: -

‘147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry’.

The proposed development is not therefore inappropriate. There is no need, under the terms of the Framework, to consider any impact upon openness.

New Buildings and Associated Development in the Green Belt Supplementary Planning Document 2007, (Guidance note no 8) (SPD)

‘4.5 New buildings should normally form part of a group, rather than stand

in isolation and should relate to existing buildings in size and colour.

However, in certain circumstances, new buildings of modern design

may sometimes be best separated from a group of traditional buildings

to avoid visual conflict’ .

4.6 Where it is at an accepted distance, the site selected should be close to an existing highway in order to avoid long obtrusive driveways.

development should relate to landscape features such as woodland or hedgerows and not harm views of the skyline

4.7 Applicants should include arrangements for siting, access, curtilage, boundary treatment, materials and landscaping in their plan proposals.

Applicant comments

The proposed agricultural building is on a substantial farm unit with no other agricultural buildings on it. The proposed building has been sited to avoid a long accessway and where existing tree screening exists which can be augmented by further screening.

Character and appearance.

1. The size of the proposed building and its external materials are typical of the area
 - The proposed external walls would be 2m high concrete panels painted brown (RAL 8000), with Yorkshire boarding above and with a corrugated mineral fibre roof (dark grey. RAL 7005)

Proposed landscaping.

Two year old whip planting consisting of an equal mix of birch (*Betula pendula*) and larch (*Larix decidua*) to be notch planted at 2 meter centres with rabbit guards and thinned as necessary after 5 years.

Any trees dying within the first 5 years to be replaced with the same.