

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

**Proposed agricultural building at Gooseford Farm, Springside Road,
Walmersley, Bury BL9 5QU**

Planning Statement

Proposed development

The proposed development is for an agricultural building on land at the above address (also known as Springside Farm) on an agricultural unit of some 65 acres. The proposed building would be used for general agricultural machinery storage purposes.

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 GPDO	Gooseford Farm proposal
1	Works for the erection of a building on agricultural land of 5 hectares or more Permitted development A. 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; which are reasonably necessary for the purposes of agriculture within that unit.	The applicant owns some 65 acres
	<u>Development not permitted</u> A.1 Development is not permitted by all 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;	Not on a separate parcel of land of less than 1 hectare
	(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 such previous approvals

	(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	Not for a dwelling
	(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	It is designed for agricultural storage 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 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;	The proposed agricultural building has a gross external floor area of 193.4m ²
	(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;	Not within 3km 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 proposed height to the mono pitch roof is 5.9m
	(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	Not within 25 m of a metalled part of a trunk 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;	Building not to be used for any such purposes
	(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	N/A
	(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.	N/A

Paragraph A2(2) of the named part of the GPDO states that development consisting of the erection a building is permitted by Class A subject to the following condition—

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building,

Siting, design and external appearance

- The proposed external walls would be 2m high natural coursed stone to match the adjoining farmhouse and with a stone flag, mono pitch roof, again to match the existing farmhouse. The building would be open fronted with a green oak frame. The agricultural building will be of a suitable, high quality design to match that of the farm building with which it will cluster.
- The site location adjoins the existing farmhouse and cannot be seen from the public domain.