

**Full planning application for an agricultural storage building, Arthur Lane,
Ainsworth BL2 5PW**

Planning Statement



January 2024

Prepared by Hartley Planning and Development Associates Ltd

Proposed development

The proposed development is for an agricultural building on land at Arthur Lane, Ainsworth on an agricultural unit of some 6.5 acres. The proposed building would be used for the storage of agricultural equipment, hay, and for lambing and sheep fattening during the winter.

There is no other agricultural building on the unit.

The site is within Green Belt

Extract from the Bury Unitary Development Plan



The main issues

The main issues are (i) whether or not the proposal would be inappropriate development in the Green Belt including the effect of the proposal on the openness and purpose of the Green Belt; (iii) the effect on the character and appearance of the area; and (iv) if it is inappropriate development, whether the harm by reason of inappropriateness and any other harm, would be clearly outweighed by other

considerations, so as to amount to the very special circumstances necessary to justify the development.

Whether inappropriate development

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agriculture and forestry (except where permitted development rights have been withdrawn)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 Dec 2023 (the Framework) states: -

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

154. 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.

Character and appearance

The application site forms a gap on Arthur Lane with mature trees on its western boundary and with large commercial buildings abutting it on the other side of the trees.



The Council's New Buildings and Associated Development in the Green Belt Supplementary Planning Document 2007, (Guidance note no 8) (SPD) states: -

'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 abuts other large commercial buildings in a separate ownership . It is also close to Arthur Lane itself, though set back from it. No lengthy access route to the building would be required, though for highway safety purposes a new access from Arthur Lane is proposed.

The proposed external walls would be 2m high fair faced concrete blockwork (RAL 8000), with Yorkshire boarding above and with a corrugated mineral fibre roof (dark grey. RAL 7005)

Dimensions

Length	18.3m
width	9.15m
Height to ridge	4.9m

By its position and size, clustering with existing commercial buildings, and the proposed use of external materials appropriate to its rural setting, the building would assimilate well into the existing character and appearance of the area.

Other Matters

A new access is proposed from Arthur Lane and at a point where sight lines are much more favourable than the existing access points, the latter of which would be closed.

Need

Neither the LP nor the Framework contain any requirement for need to be demonstrated, and where such has been the conclusion of various Planning Inspectors when determining appeals for agricultural buildings. Such decision letters are submitted with the application.

However, it is the case that the applicant intends to build up his existing small sheep flock and to use the proposed building for lambing and for sheep fattening in the winter months. In addition, it would be used for the storage of hay and agricultural machinery necessary for the use of the land in this way.

Biodiversity

The proposal includes 2 no swallow boxes to be fixed to each gable end of the building under the eaves: -

No. 10 Schwegler Swallow Nest



To be installed before the building is first brought into use