

DELEGATED REPORT

Report by Claire Booth	Date of report: 07/04/2026	Ref: 72866/AG
Registration: 16/02/2026	LDFC:	Expiry Date: 16/03/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Prior approval for the proposed extension of an existing agricultural storage building

Location: Field Farm, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Description

The application site relates to an existing agricultural building approved under application no. 51307, 20/08/2009 which is located on a parcel of land called 'Field Farm' adjacent to the former Plane Trees Farm complex that is located off Bradley Fold Road within the Green Belt and the Affetside and Ainsworth Pennine Foothills (West/South Pennines) Landscape Character Areas.

The existing agricultural building lies adjacent to a stone barn that was part of the former Plane Trees Farm site off that appears to be in equestrian use. This stone barn is outside the application site and the extent of the agricultural holding to which this Agricultural Notification application relates.

The application is an agricultural notification for an enclosed agricultural building extension to be used for the storage in association with a 15 hectare agricultural holding. The extension would be attached to an existing agricultural building and would have the following dimensions:

- 8.16m wide;
- 7.3m long;
- 3.6m to eaves;
- 7.3m to ridge.

The submitted application form and elevational plans detail that the building would be finished using concrete panels internally with timber Yorkshire boarding externally and a grey fibre cement mono-pitch roof.

Two roller shutter door openings are proposed to be located in the elevation facing southwards over the field. The access opening present on the south facing gable of the existing agricultural building will be made narrower as a result of the proposed extension.

The submission outlines that the applicant's trade or business relates to rearing cattle. This proposal is sought to store machinery within the proposed building associated with the existing agricultural business.

Relevant Planning History

46716 - ERECTION OF NEW BARN AND CONVERSION OF EXISTING BARN TO TWO DWELLINGS WITH ADDITIONAL EXTENSIONS AND GARAGES - Refused 20/12/2006

49249 - A) ERECTION OF A NEW AGRICULTURAL BARN AND ALTERATIONS TO AN

DELEGATED REPORT

EXISTING ACCESS B) CONVERSION OF EXISTING BARN INTO A DWELLING -
Withdrawn by Applicant, 03/09/2008

51307 - ERECTION OF NEW BARN; CHANGE OF USE OF EXISTING BARN TO
DWELLING - Approved with Conditions, 20/08/2009

64796 - Widening and modification of existing access, formalisation of car parking and
change of use of agricultural land to form garden curtilage areas - Approved with
Conditions, 08/01/2020

66722 - Conversion of existing barn into 2no dwellings and widening/modification of existing
access, formalisation of car parking and change of use of agricultural land to form garden
curtilage areas - Approved with Conditions, 24/08/2021

72495 - Erection of stables and menage - Refused 08/01/2026

Enforcement Records

19/0033 - Removal of hedge row - 04/03/2019

22/0012 - New agricultural building constructed on land to the rear of Plane Trees Farm -
17/10/2022 - building being constructed under application

23/0007 - Building works - 07/03/2024 -

Publicity

Not applicable

Statutory/Non-Statutory Consultations

Not applicable

Pre-start Conditions - Applicant/Agent [Not relevant/has/has not] agreed with pre-start
conditions

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
JP-G1	Landscape Character
JP-G9	The Green Belt
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment

This application for an agricultural building was submitted under the prior notification procedure as set out in Class A of Part 6, of Schedule 2 of the General Permitted Development Order 2015 (as amended) and it must therefore comply with the criteria set out in this part of the regulations.

An application made under this procedure is for a determination as to whether the prior approval of the Local Planning Authority would be required for the siting, design and external appearance of the building and the Authority must notify the applicant within 28 days if prior approval is required or not.

In order to qualify for permitted development rights set out within Class A of Part 6, Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) there are a number of criteria/conditions of development which should be satisfied and the building has to be needed for the purposes of agricultural or forestry.

Development is permitted by Class A for agricultural developments on units of 5 hectares or more.

The agricultural unit associated with the development is stated on the application form as being 15 hectares and on a plot of land that is greater than 1 hectare in size.

Part 6, Class A of the GPDO allows for:

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; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

The proposal is for an extension to an existing agricultural building within an existing agricultural unit. The proposal is also put forward as being needed to store farm machinery and therefore appears to be reasonably necessary for the purposes of agricultural machinery for the purposes of agriculture within that unit.

Based on the above, the proposal can benefit from the allowances of Part 6, Class A subject to criteria a-l being satisfied. These criteria are thus discussed below:

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 parcel of land to which the application relates is noted as being greater than 1 hectare on the application form.

(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;

There is no evidence to indicate that the site has ever been used other than for agricultural purposes and whilst Plane Tree Farm has been subdivided, there is no record of any Class Q or S conversions on the former Plane Trees Farm site or within the extent of the agricultural holding.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal does not include residential elements

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The building has been suitably 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 proposed building would have a footprint of 59.56m² and details provided in the submission clearly state the purpose of the building is as an agricultural storage building

(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 site is not located 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 maximum height of the building would be 7.3m.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development is not within the stipulated distance 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;

The proposed building extension would be within 400 metres of a protected building due to it abutting the boundary of the former collection of buildings, including dwellings (Protected Buildings) on the former Plane Trees Farm site, however the application is to use the building for the storage of agricultural machinery and therefore the proposal accords with this criterion.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

The site is not on article 2(4) and is not connected to 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 building would not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system.*

The building would not be used for storing fuel or waste from a biomass boiler or an anaerobic digestion system.

(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 proposed building is not within the curtilage of, a scheduled monument.

Siting and Design

Paragraph A.2 (2)(i) requires that an application for prior approval for a determination by the LPA in relation to the siting, design and external appearance of the building which falls under the definition of Class A development as set out within Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) is submitted.

Paragraph A.2 (2)(ii) requires that the application is accompanied by a written description of the development. The details within 'The proposal' section of this report set out the detail submitted in accordance with this requirement.

The proposed building would be of a typical design when extending the existing agricultural building. It would be seen as an extension to the existing agricultural building and the submitted Proposed Plans indicate the proposed building extension would be fully clad with

Yorkshire boarding. It would have a mono pitch roof abutting the northern gable of the existing agricultural building. Its mono-pitch design and traditional Yorkshire boarding cladding would compliment the existing agricultural building the proposal would extend.

The existing agricultural building lies within 3 metres of a traditional stone barn (not within the Ownership of the applicant) and is sited parallel to this stone barn. The proposed extension is sought on the northern gable elevation of the existing agricultural building, therefore on the elevation nearest Bradley Fold Road. It would be seen as part of a the group of buildings on the former Plane Trees Farm site and therefore the siting and design of the proposed building is therefore considered acceptable.

Conclusion

It is considered that the proposed agricultural building is reasonably necessary for the purposes of agriculture. Furthermore, it is considered that the siting, design and external appearance of the building as put forward in the submission documents are acceptable and would not cause harm to the character and visual amenity of the local area or the wider landscape due to the scale, design and external appearance of the building. The proposal therefore complies with Class A of Part 6, Schedule 2 of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is therefore not required in this instance.

Recommendation: Prior Approval Required and Granted

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	07/04/2026	DM	08/04/2026