

**Full planning application for an agricultural building for the storage of manure  
at Cross Hall Farm, Walmersley BL9 6RB**

**Planning Statement**



**H P**  
**D A**

**March 2023**

**Prepared by Hartley Planning and Development Associates Ltd**

## **Proposed development**

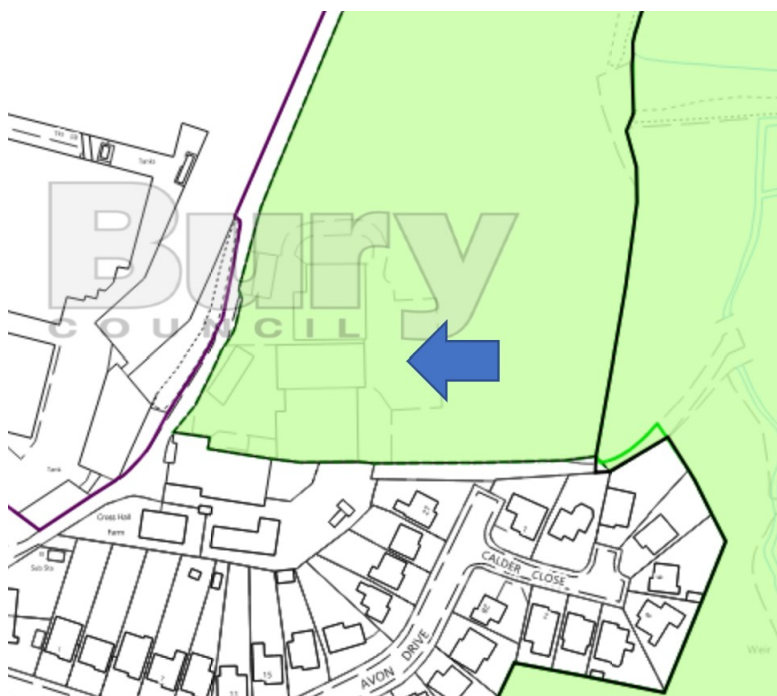
The proposed development is for an agricultural building on land at Cross Hall Farm on an agricultural unit of some 140 acres (57 ha). The proposed building would be used for the storage of manure. It would incorporate a sealed underground tank for the storage of run -off and capable of storing up to 3,000 gallons. The unit is mainly a dairy farm.

The proposed building would be used for the storage of manure which is currently stored outside in the open.



There is pressure for such storage to be kept under cover.

The site is within Green Belt



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*agriculture and forestry (except where permitted development rights have been withdrawn)*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

*Character and appearance*

**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 is on a substantial farm unit and would adjoin the other agricultural buildings on the unit.

The storage of manure within a building rather than, as now, in the open, would improve the character and appearance of the area and would thus comply with the SPD.

The proposed external walls would be 2m high concrete panels painted brown (RAL 8000), with corrugated plastic coated metal sheeting above (Juniper green.Ral 6011) above and with a corrugated mineral fibre roof (dark grey. RAL 7005)

#### **Dimensions**

|                 |      |
|-----------------|------|
| Length          | 20m  |
| width           | 15m  |
| Height to eaves | 4.5m |
| Height to ridge | 6.5m |