

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

Proposed agricultural building on land at Sheep Hey Farm, Shuttleworth

BL0 0EG

GR 379858;418082

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.

Recent Planning history

In 2023 under application 69406, the same proposed development was submitted under the same part of the GPDO, relating to the landholding but on a site adjoining Whalley Road.

The application was refused on the basis of harm to the landscape character of the area, the adverse impact upon the residential amenities of the occupiers of properties facing it in terms of noise, disturbance and visual impact, and because of the intensification of an access directly onto Whalley Road where traffic speeds are high.

The current application seeks to overcome such objections by siting the proposed building further away from the houses on Whalley Road and on Leaches Road.

When determining the earlier application, the LPA in its officer report concluded as follows and where such conclusions have influenced the siting of this revised proposed location for the building :-

1. There is a recognition that the site is in Green Belt and where agricultural buildings are not inappropriate. The proposed development accords with policy OL1/2 of the Bury Unitary Development Plan 1997 (UDP), with paragraph 149(g) of the National Planning Policy Framework 2021 (the Framework) and with 'New Buildings and Associated Development in the Green Belt Supplementary Planning Document 2007, (Guidance note no 8)' (SPD)

2. There is a recognition that it might be possible to better site the building elsewhere on the agricultural holding. It states *'The applicant owns a large parcel of land within the agricultural holding and the proposed building could be sited in a far less prominent location, at lower ground level, away from residential properties and areas which are either close to field boundaries and/or screened by mature trees and vegetation'*.

'A plan has been submitted to show the applicant's agricultural holding which includes the application site. Whilst the plan cuts off the full extent of the land holding to the north, it does show the applicant has a significant amount of land to the south and west of the site. There are areas of the holding which are close to other farm buildings or relate to landscape features, field boundaries or are close to and more easily accessible from roads for example, where an agricultural building would be much better sited in terms of limiting visual impacts and which would also relate far better to Sheep Hey Farm which it is proposed to serve.

3. So far as the design and appearance of the proposed building is concerned *'it would be 20m x 12m x 4.89m and constructed of pre cast concrete panels up to 2m high with the remainder of the upper wall comprising Yorkshire timber boarding. The roof would be constructed of a corrugated mineral fibre. The building would have a rectangular form with a pitched roof and sliding timber opening doors on the north and south elevations for access purposes. In appearance and design and scale, the building would characteristically appear similar to that of other agricultural type builds commonly used for the storage of agricultural machinery and which are located in other farming settlements or rural areas.*

It is for the above reasons that it is now proposed to site the building off the lane which runs opposite from the Duckworth Arms.

When determining the previous application, the LPA did not conclude that the terms of Part 6 to the General Permitted Development Order, 2015 (as amended) were not met, and so we have not thought it necessary to revisit these provisions in this submission.

The proposed agricultural building is on a substantial farm unit with no other agricultural buildings on it. For this reason, it is reasonably necessary for the purposes of agriculture.

The proposed building has been sited away from residential development and utilises an existing gateway into the proposed site which is on disturbed ground.

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. Planting to be in a 2 metre wide belt, protected by boundary fencing of 1m high post and sheep netting and as shown on the proposed site plan.

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