

Prior Notification for an Agricultural Building at

Land to North of Jagger Lane
Jagger Lane
Huddersfield
HD5 0QY

Supporting Statement

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Introduction

This is a planning statement in support of a Prior Approval Notification for an agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended). Class A is permissive of the carrying out on agricultural land (comprised in an agricultural unit of 5 hectares or more) of (a) works for the erection, extension or alteration of a building; or (b) any excavation or engineering operations, any excavation or engineering operations which are reasonably necessary for the purposes of agriculture in that unit.

The GPDO sets out various limitations and conditions that must be complied with before development can be undertaken. An application must first be made to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to (in the case of the application proposed) siting, design and external appearance of the building.

Site Description and Development Proposal

The application site is Land to North of Jagger Lane, Huddersfield, one of the blocks of land farmed within the holding operated by Crossland Edge Farms LTD. The block of land extends to 5.95 acres of land managed by the farming business. This land and a further c. 36.74 acres of land is used for agricultural purposes under the Applicant's management. The area where the building is proposed is currently agricultural land.

The proposed development comprises a new storage building extending to 60ft x 40ft. Agricultural implements such as farm machinery, hay and animal feed will be stored in this building. As the block of land has no other storage facilities, somewhere dry is required to service the land in order to reduce movements between this land and the rest of the holding.

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; or (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

Is the proposal on agricultural land?

Yes. The proposed development is located within the land owned by the applicant at Land to North of Jagger Lane which is used for the purposes of agriculture.

Is the agricultural unit more than 5 hectares?

Yes. The total farm comprises a total of c. 17.28 hectares of land.

Is the proposal reasonably necessary for the purposes of agriculture?

Yes. The land to North of Jagger Lane is farmed by the farming business, Crossland Edge Farms LTD, which farms the land in the vicinity extending to c. 43 acres. In total this

supports 10 Belted Galloway beef cattle and a flock of sheep. The proposed development comprises one agricultural building to store agricultural machinery and hay. Both sheep and cattle graze the land and the hay will be fed to these over the winter months and ensure that hay does not need to be transported away and back to the land. As the remainder of the land farmed is at the other side of Huddersfield, storage on this parcel of land is essential. The storage of machinery implements will enable processes such as cutting and collecting hay bales on the land and improve efficiency.

Development not Permitted

A.1 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 not less than 1 ha.

(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 development under Class Q or S of Part 3 of Schedule 2 of the General Permitted Development Order has taken place on the agricultural unit.

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

The development would not consist of, or include, the erection, extension or alteration of a dwelling.

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

The proposed building is a steel portal framed agricultural buildings, specifically 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 ground area to be covered as part of the proposed development will not exceed 1500 square metres and would not be used for accommodating livestock. The floor area of the building is 222.95 square metres.

(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;

There are no aerodromes within 3 kilometres of the proposed development.

(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 building is 6.67 metres high.

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

No part of the development would be within 25 metres of a metalled 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; or

The proposed buildings will not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.

The proposed development would not involve excavations or engineering operations on or over article 1(6) land.

(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;

The proposed buildings will not be used for the storage of fuel for 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.

There are no Scheduled Monuments within the vicinity of the proposed development.

Conditions

A.2 – (1) Development is permitted by Class A subject to the following conditions -

(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

This paragraph is not relevant to the proposed development.

(b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

The proposed development will not involve the removal of any minerals.

(c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

No waste materials will be brought onto the site.

(2) Subject to sub-paragraph (3), development consisting of —

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d) the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—

(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, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

This statement accompanies the application to the Local Planning Authority.

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

This information is contained with the application forms.

6. Conclusion

The proposed new agricultural building is reasonably necessary for agriculture and meets all other parts of Class A of the General Permitted Development Order 2015 (as amended). The siting is appropriate and located close to the access and is central to the land farmed. The design and external appearance of the buildings is commensurate with the other agricultural buildings located close to the Application Site and within the local area.