

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 6**

**DELEGATED DECISION FOR DISCHARGE OF CONDITION -
NOTIFICATION OF AGRICULTURAL DEVELOPMENT**

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| Reference no. | 2025/N /90575/W |
| Site Address | Wall Nook Farm, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB |
| Description | Prior notification for alteration of agricultural buildings |
| Recommending Officer | Nicole Helliwell |

DECISION – DETAILS APPROVED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Kevin Walton

AUTHORISED OFFICER

Date: 27-Mar-2025

Officer Report

Reference No. 2025/N/90575/E

Site Address: Wall Nook Farm, Wall Nook Lane, Cumberworth, Huddersfield, HD8 8YB

Proposal: Prior notification for alteration of agricultural buildings

Site Description

The application relates to an agricultural building situated within the grounds of Wall Nook Farm in Cumberworth, Huddersfield. The site was a working farm which comprises numerous agricultural buildings and accommodation belonging to the owner. The land has recently changed ownership with the new owner wishing to continue with the agricultural use. The site is not within a conservation area, nor are there any listed buildings or Public Rights of Way (PROW) within close proximity.

Description of Proposal

Prior notification is submitted under Class A of Part 6 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for alterations to existing agricultural buildings. The submitted plans confirm that the resultant building would measure approx. 27m in width, approx. 12m in depth and would have an overall height of approx. 6m. The application form confirms that the proposal would be used for the dry storage of hay and/or silage harvests and associated machinery. The structure would be faced in concrete panels/block base with green box profile metal sheets to the upper walls. Furthermore, the roof of the building would be finished in box profile metal green sheets with clear roof light panels. As part of the re-development of the site, the existing agricultural buildings are to be demolished and replaced with the proposed building on a smaller footprint.

Relevant Planning History

- **2025/90422:** Certificate of lawfulness for proposed erection of single storey side extension and outbuilding. [Planning application details | Kirklees Council](#) – Pending Consideration
- **2021/91224:** Prior notification for single storey rear extension. [Planning application details | Kirklees Council](#) – Not Required
- **2020/92246:** Certificate of Lawfulness for proposed demolition of front porch, erection of single and two storey rear extension and exterior alterations. [Planning application details | Kirklees Council](#) – Cert of Lawful Ops Granted

- **2019/91358:** Erection of single and two storey extensions. [Planning application details | Kirklees Council](#) – Withdrawn

History of Negotiations

No amendments were sought during the course of the application. However, additional information was submitted by the applicant's agent to demonstrate the size of the agricultural unit.

Representations

As this is an application for prior approval, no advertisement of the application has been undertaken by the LPA in accordance with The General Permitted Development Order 2015, Schedule 2, Part 6, Class A.

Procedural Matters and Policy Context

The proposal is defined as development within Section 55 of the Town and Country Planning Act 1900. The General Permitted Development Order 2015, Schedule 2, Part 6, Class A (As amended 2021) permits the following 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 agricultural within that unit.*

As the application is for an extension to an existing building, Part 6, Class A is applicable. The following assesses the application against Class A.1.

Development is not permitted by Class A if:-

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| (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; | Pass: The site is part of a parcel of land in excess of 1 hectare. |
| (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 | Pass: None of the listed has taken place. |

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| development under Class A(a) begins; | |
| (c) it would consist of, or include, the erection, extension or alteration of a dwelling; | Pass: No works are proposed to construct, extend or make alterations a dwelling as part of this application. |
| (d) it would involve the provision of a building, structure or works not designed for agricultural purposes; | Pass: The building would be used for the dry storage of hay and/or silage harvests and associated machinery, and is therefore considered to be designed for an agricultural purpose. |
| (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 1000 square metres) ; or (ii) any building erected or extended or altered by virtue of Class A (would exceed 1500 square metres), calculated as described in paragraph D.1(2)(a) of this Part. | Pass: The building's footprint would not exceed 1500 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; | Pass: The building would not be within 3 kilometres 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; | Pass: The height of the building would not exceed 12 metres. |
| (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; | Pass: The proposed development would not be within 25 metres of a metalled part of a trunk road 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 | Pass: The information provided to officers does not indicate the proposal would be used to accommodate livestock, slurry or sewage sludge. |

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| where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; | |
| (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; | Pass: Not applicable. |
| (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. | Pass: It is not proposed that the building would be used for the storage of waste for a biomass boiler or 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. | Pass: Not applicable. |

Assessment

Paragraph (2) of Class A requires the developer to apply in writing to the local planning authority for a determination as to whether the prior approval is required for siting, design and the external appearance of the building. As part of the assessment the local authority should determine whether or not the proposals comply with requirement and conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2. Part 6, Class A.

The GPDO states that the building must be reasonably necessary for the purposes of agriculture with the “unit”. The applicant was asked to clarify the extent of the agricultural unit following which the applicant clarified other land at a distance of half a kilometre whereby the owner also farms the land. It is considered this land is sufficiently close to the application land to be considered part of the agricultural unit exceeding 5 hectares in area.

The proposal is for the re-development of existing agricultural buildings. A search of planning history indicates that there are previous permissions relating

to the site/land owned by the applicant. The application form states that the development would allow for the dry storage of hay or silage harvests which would be taken from the land twice a year. Furthermore, the resultant building would be used to store associated machinery (tractor, mower, haybob, fertiliser spreader, roller, chain harrows and bale trailer) and is therefore considered to be designed for an agricultural purpose. The applicant has also confirmed that the buildings are currently in a poor state of disrepair and would need to be modernised to provide a practical weatherproof space for the agricultural activities proposed. Given the scale of the site and the context, the alterations are accepted as being reasonably necessary for the purpose of agriculture in this instance.

Siting, Design and External Appearance

Given that the proposals are considered to benefit from the permitted development rights, Class A of Part 6 of the GDPO, requires the LPA to further assess the proposals in relation to the conditions of Part 6. The main criteria to assess are the siting, design and external appearance of the building under sub paragraph A.2(i). As the application was submitted with a full set of plans, it is not considered necessary to require the submission of further details.

Siting

The proposal seeks alterations to existing agricultural buildings located south-east of the site. Whilst the site is openly visible from public vantage points along Wall Nook Lane, it is noted that the resultant building would be located amongst several other agricultural buildings and is considered appropriate in the context of the site.

Design and Appearance

The resultant building would measure approx. 27m in width, approx. 12m in depth and would have an overall height of approx. 6m. The structure would be faced in concrete panels/block base with green box profile metal sheets to the upper walls. Furthermore, the roof of the building would be finished in box profile metal green sheets with clear roof light panels. This material palette would utilise the existing materials and would be sympathetic to the original building and the surrounding rural character. As such, the proposed design and appearance would be satisfactory in respect of paragraph 2 (i) of Class A of Part 6 of the GPDO, Policy LP24 and LP54 of the Local Plan and Chapter 12 of the NPPF.

Conclusion

The purpose of the prior notification process is to apply to the Council to determine whether prior approval would be required as to the siting, design and external appearance of the building. This would require the submission of further details; however, the applicant has provided sufficient information at this stage in order for the application not to require prior approval.

It is concluded that the proposal complies with the provision of Schedule 2, Part 6, Class A of the GPDO 2015 (as amended).

Recommendation: Approve Details

Decision Authorisation – Delegated Powers
Application Number: 2025/90575
Officer Recommendation: Approval of Details

I refer to your submission for alterations to existing agricultural buildings as described above.

The proposal as submitted is acceptable and subject to all works being carried out in accordance with the description contained within the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

I would draw your attention to the provisions of Schedule 2, Part 6, of the General Permitted Development (England) Order 2015 (as amended), which requires that any works notified to the Council under these provisions must be carried out within a period of 5 years from the date on which the Local Planning Authority were notified. As such, the development proposed must be completed before 28th February 2030. Failing this, if you intend to carry out the works after this date, further notification will be required.

Plans and specifications schedule:

| Plan Type | Reference | Revision | Date Received |
|--|------------------|-----------------|----------------------|
| Location Plan | PP-13804551v1 | - | 28/02/2025 |
| Existing Block Plan | - | - | 28/02/2025 |
| Proposed Agricultural Building Configuration | - | - | 28/02/2025 |
| Proposed Block Plan | - | - | 28/02/2025 |
| Overlay Proposed New Layout | - | - | 28/02/2025 |
| Fields in relation to each other | - | - | 25/03/2025 |
| Spatial Requirements | - | - | 28/02/2025 |
| Cover Letter | - | - | 28/02/2025 |

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. In this case, the design of the original scheme has been found acceptable. No further amendments were sought thereafter.

Report Dated: 27/03/2025