

**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**

Reference no. 2025/N /91963/W

**Site Address Causeway Green Farm, Green
Slacks Lane, Scammonden,
Huddersfield, HD3 3FR**

**Description Prior notification for erection of
agricultural building**

Recommending Officer John Holmes

DECISION – PRIOR APPROVAL NOT REQUIRED

**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.**

Kirsty Nicholls

AUTHORISED OFFICER

Date: 08-Aug-2025

Officer Report – 2025/91963

Site Description

The site is within the Green Belt on the Kirklees Local Plan. The site forms part of a wider collection of buildings and open land which is in Agricultural use.

Description of Proposal

The proposed building's footprint would be 24.4m x 15.24m. the height to the eaves would be 4.26m and height to the topmost part of the roof would be 6.3m.

The walls are proposed to be constructed from concrete panels and Yorkshire Board Timber cladding with the roof being constructed from corrugated fibre cement roof sheets.

The supporting documentation submitted alongside the application states that the building is to be used for storage in association with the wider agricultural use which is undertaken.

Within the submitted document titled 'Agricultural Justification Statement' the following, summarised, detail is set out:

- 326 acres of land are farmed, consisting of 8.5 acres (other) 19 acres (meadow) 298 acres (pasture).
- Livestock consist of 75 Dairy Cows, 20 Dairy followers, 40 Store Cattle, 80 Breeding Ewes and 144 Lambs.
- The applicant runs a dairy and sheep farm whereby milk is partly sold locally to businesses and the community.
- The business is currently running a dairy herd with followers and a flock of ewes which are lambed each year in the spring. The farming business is centred around a commercial dairy herd based at Causeway Green Farm with liquid milk production the primary focus of the farm.
- There are currently limited suitable agricultural buildings on the farm for the storage of feedstuffs, hay and straw, machinery is partly stored outside on the land.
- Hay cannot be stored outside without being wrapped in plastic which is both costly and damaging to the environment. Straw which is stored outside can experience waste of up to 30% due to rain damage and rot. By storing the farms hay and straw inside there will be a significant increase in its feed value and reduced wastage.
- Additionally, the farms machinery is partly stored outside and experiences damage and decay due to the weather. There is a need for a secure building to store the farms machinery, many of which have

electronic components which are not suited to being stored outside year-round.

- This machinery generally comprises: Tractor, loader, mower, tedder, rake, bale grab and trailer

The application form states that the total area of the entire agricultural holding is 132 hectares in area and the land on which the proposed development would be located has been in agricultural use for 99 years.

History of negotiations/amendments received

No negotiations have been undertaken and no amended plans have been received.

Planning History

The following relates to the planning history of the wider site:

- 2009/92215: Agricultural Notification for the prior approval of details for erection of single storey storage building: Withdrawn
- 2004/92606: Erection of Cattle Building: Approved 5th August 2004.

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 (GDPO), Schedule 2, Part 6, Class A. No representations have been received during the course of the application.

Consultation Responses

No consultations took place during the course of this application.

Procedural Matters and Policy Context

The above described proposal is defined as development within Section 55 of the Town and Country Planning Act 1990. The General Permitted Development Order 2015, Schedule 2, Part 6, Class A 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
- a) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.

A.1 outlines when development is not permitted.

<p>(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;</p>	<p>Pass: The site is part of a parcel in excess of 1 hectare.</p>
<p>(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;</p>	<p>Pass: None of the listed has taken place.</p>
<p>(c) It would consist of, or include, the erection, extension or alteration of a dwelling;</p>	<p>Pass: No works are proposed to a dwelling.</p>
<p>(d) It would involve the provision of a building, structure or works not designed for agricultural purposes;</p>	<p>Pass: The proposed building would be for storage in association with the agricultural use of the wider site and is therefore considered to be designed for agricultural purposes.</p>
<p>(e) The ground area would be covered by – 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;</p>	<p>Pass: The building's footprint including cumulatively any buildings provided or to be provided in the preceding 2 years would not exceed 1000 square metres (taking into account the planning history of the wider site).</p>
<p>(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;</p>	<p>Pass: The building would not be within 3 kilometres of an aerodrome.</p>
<p>(g) the height of any part of any building, structure or</p>	<p>Pass: The building</p>

works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	would be 6.3 metres in height.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	Pass: the site would be beyond 25 metres of a classified or trunk 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;	Pass: the building is not 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 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 will be used for the storage of waste for either.
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: the proposal is not within the curtilage of a scheduled monument.

Assessment

Paragraph (2) of Class A.2 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 Planning Authority should determine whether or not the proposal complies with the requirements 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 proposal is for a new agricultural building, which has dimensions of that permissible under Class A of Part 6 of the GDPO. From the submitted detail it is considered the building would be reasonably necessary for the agricultural undertaking of the wider site.

Siting, design and external appearance

Given that the proposals are considered to benefit from permitted development rights, Class A of Part 6 of the GDPO, requires the Local Planning Authority to further assess the proposals in relation to the conditions of Part 6. As noted above, the main criteria to assess are the siting, design and external appearance of the building under A.2(i).

Siting

The submitted plans titled ‘Site Plan’ and ‘Location Plan’ demonstrate the siting of the building. The location of the building would be adjacent to two other agricultural buildings and would not protrude beyond the northern elevation of the existing building to the west of the proposal. Whilst the building which is proposed would protrude beyond the northern elevation of the adjacent building to the east, it is considered that the siting of the building would appropriately integrate with the existing layout of the site and the proposal would be viewed as part of the cluster of agricultural buildings within the site.

The siting of the proposed agricultural building is therefore considered acceptable.

Design and External Appearance

The materials, size and design of the building is that which would typically be expected to be seen as part of an agricultural holding. It is considered that it would be unreasonable of the LPA to require a higher standard of design of the building particularly when taking account of the other buildings which the proposal would be sited adjacent to and would read as being part of the agricultural undertaking in connection with the existing buildings.

It is therefore considered that the design and external appearance of the building is acceptable.

Representations

No representations have been received.

Conclusion

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

RECOMMENDATION – Approval of Details

Decision Authorisation – Delegated Powers

Application number – 2020/94236

I refer your submission for agricultural development as described above.

The proposal as submitted is acceptable and subject to all works being carried out in accordance with the description contained in 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 11th August 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	Date Received
Location Plan	-	14 th July 2025
Site Plan	-	14 th July 2025
Floorplan	HRS/DS/1739	14 th July 2025
Elevations	HRS/DS/1739	14 th July 2025
Design and Access Statement	HRS/DS/1739	14 th July 2025

Agricultural Justification Statement	HRS/DS/1739	14 th July 2025
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Report Dated: 4th August 2025