

**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. 2026/N /90133/E**

**Site Address Land off, Bristfield Road,  
Bristfield, Dewsbury, WF12 0NR**

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

**Recommending Officer Nicole Helliwell**

**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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 13-Feb-2026**

## **Officer Report**

**Reference No.** 2026/N/90133/E

**Site Address:** Land off, Bristfield Road, Bristfield, Dewsbury, WF12 0NR

**Proposal:** Prior notification for erection of agricultural building

## **Site Description**

The application relates to a parcel of land, located off Bristfield Road in Bristfield, Dewsbury. The site comprises 3.47 hectares of land and is allocated as Green Belt on the Kirklees Local Plan. The site is not located within a conservation area, nor near any listed buildings. However, Public Right of Way DEW/90/10 is located to the west and Public Right of Way DEW/64/10 is located south-east of the application site.

## **Description of Proposal**

Prior notification is submitted under Class A of Part 6 of the Town and Country Planning (General Permitted Development) (Order 2015 (as amended) for the erection of an agricultural building. The detached building would be located north of the application site and would be used to store hay bales and farm equipment and machinery. The structure would measure approximately 31m in length, approx. 12.75m in width and approx. 6.75m in height with an overall footprint of approx. 395.3m<sup>2</sup>. The submitted plans confirm that the building would be constructed in bottle green profiled steel sheet cladding (RAL 6007) for the external walls and natural fibre cement profiled cladding for the roof.

## **History of Negotiations/Amendments Received**

No amendments were sought or received during consideration of the application.

## **Relevant Planning History**

Not Applicable.

## **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. However, one representation has been received which have been summarised and addressed below:

- It would impact on the visual horizon of the land  
**Response:** *The impact on visual amenity is addressed within the 'Assessment' section of the officer report.*
- Across the road and opposite Rose Cottage (at GAH farm) there are barns for the cattle which graze this field

**Response:** *This matter would not constitute a material planning consideration to which weight can be afforded in the determination of an application seeking prior approval.*

- The barn, if permission given, would be possibly submitted for change of use to dwelling in the future

**Response:** *This matter would not constitute a material planning consideration to which weight can be afforded in the determination of an application seeking prior approval.*

- The footpath in said field has been blocked off (can you forward this to the appropriate dept please?)

**Response:** *Public Right of Way DEW/90/10 is located to the west and DEW/64/10 is located south-east of the application site. However, the public rights of way would remain unaffected by the agricultural building. Works undertaken separately to block this access cannot be considered within the remit of this application. A separate enforcement complaint would need to be raised with the relevant team [here](#).*

### **Procedural Matters and Policy Context**

The 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.

(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;	<b>Pass:</b> The site is part of a parcel 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	<b>Pass:</b> None of the listed has taken place.

been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	
(c)it would consist of, or include, the erection, extension or alteration of a dwelling;	<b>Pass:</b> No works are proposed to a dwelling as part of the application.
(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;	<b>Pass:</b> The proposed building would be for the storage of hay bales and equipment and 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 1,000 square metres; or  (ii)any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,	<b>Pass:</b> The building's footprint would not exceed 1000 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;	<b>Pass:</b> 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;	<b>Pass:</b> The building would have an overall height of 6.75m.
(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	<b>Pass:</b> The site is not 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	<b>Pass:</b> The building is not to be used for the keeping of livestock or slurry/sewage sludge.

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;	
(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;	<b>Pass:</b> 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	<b>Pass:</b> It is not proposed that the building will 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	<b>Pass:</b> 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 details,

it is considered that the building would be reasonably necessary for the agricultural undertaking of the wider site.

### **Siting, Design and Appearance**

Given that the proposal is considered to benefit from permitted development rights as prescribed by Class A of Part 6 of the GDPO, the submission of this application for prior approval requires the Local Planning Authority to assess the proposals in relation to the conditions of Part 6. The siting, design, and external appearance of the building under A.2(i) are considered as follows.

#### Siting

The proposal is for the creation of an agricultural building. The building would be situated approx. 133m from Lambourne Cottage, approx. 180m from Cherry Tree Farm, and approx. 203m from Valley View. It is considered that these distances would help to mitigate against the scale / impact of the proposal as a result of its siting. As such, the siting of the building is considered acceptable in this instance.

#### Design and External Appearance

The building would be constructed from bottle green profiled steel sheet cladding (RAL 6007) for the external walls and would incorporate a dual-pitched roof finished in natural fibre cement profiled cladding. Given the rural location and agricultural context of the site, it is considered that these materials would be sympathetic to the surrounding area and characteristic for a building of this nature. Furthermore, these colours would also reduce the proposals impact on the character of the area.

The building would also be of a simple design and would have a rectangular footprint. The structure would measure approximately 31m in length, approx. 12.75m in width and approx. 6.75m in height with an overall footprint of approx. 395.3m<sup>2</sup>. Although the building would have a large scale, it would be set back from the public highway and would have limited visibility from public vantage points. For these reasons, the design and external appearance of this development are considered appropriate.

#### 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****Authorisation:** Delegated Powers**Application Number:** 2026/90133**Officer Recommendation:** Approval of Details

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 16/01/2031. Failing this, if you intend to carry out the works after this date, further notification will be required.

**Plans and specifications schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Revision</b>	<b>Date Received</b>
Existing Block Plan	25097D-01-P01	-	16/01/2026
General Arrangement as Proposed	25097D-02-P02	-	16/01/2026
Agricultural Unit	25097D-03-P01	-	16/01/2026
Planning Statement dated 14 <sup>th</sup> January 2026	-	-	16/01/2026
Application Form			16/01/2026