

**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 /91338/W

Site Address	Land at Dirker Bank Marsden Huddersfield HD7 6AS
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Description	Prior notification for erection of agricultural building
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Recommending Officer	Joanna Rednall
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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: 12-Jun-2026

Officer Report – 2026/91338

Site Description

The application relates to a parcel of land, located off Spring Head Lane in Marsden. The site is allocated Green Belt on the Kirklees Local Plan and is not located within a conservation area, nor near any listed buildings. However, Public Right of Way COL/185/10 is located to the south of the 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 building would be located to the north of the site and would be used to store hay bales. The structure would measure approximately 18.29m in length, approx. 12.19 in width and approx. 5.29m in height with an overall footprint of approximately 222.95m².

The application form confirms that the building would be constructed in concrete panels to 2m with timber overlapping boarding above for the external walls and grey profile steel sheets for the roof.

History of negotiations/amendments received

No negotiations have taken place and no amended plans have been sought.

Planning History

There is no planning history for the site

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. 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.

(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 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 development under Class A(a) begins;	Pass: None of the listed has taken place.
(c) It would consist of, or include, the erection, extension or alteration of a dwelling;	Pass: No works are proposed to the dwelling.
(d) It would involve the provision of a building, structure or works not designed for agricultural purposes;	Pass: The proposed building would be for the storage of hay bales and is therefore considered to be designed for agricultural purposes.
(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;	Pass: 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;	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 building would be 5.29 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 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 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 seeking to be used for 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 details,

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

Siting, design and external 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. 180m from Huck Hill Farm, approx. 150m from Plains House, and approx. 155m from Mount Pleasant Barn and Mount Pleasant Farm. 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.

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

Design and External Appearance

The building would be constructed from grey concrete panels and pale brown timber for the external walls and would incorporate a pitched roof finished in grey profile steel sheets. 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 18.29m in length, approx. 12.19m in width and approx. 5.29m in height with an overall footprint of approximately 222.95m². 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 – Prior Approval Not Required

Decision Authorisation – Delegated Powers

Application number – 2026/91338

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan at 1:3000 dated May 2026	-	-	19/05/2026
Block Plan at 1:500 dated May 2026	-	-	19/05/2026
Proposed Elevations at 1:100 dated May 2026	-	-	19/05/2026
Application form	-	-	19/05/2026