J C HARRISON
PLANNING SERVICES
T: 07792 144155 E: jo@jcharrison.co.uk

Agricultural Prior Notification Statement

Proposed machinery and fodder storage building at Manor House Farm, Barnsley Road, Denby Dale, Huddersfield, HD8 8YL For R & H Bamforth Ltd

1. Purpose of the notification

This statement accompanies a prior notification for a new agricultural building at Manor House Farm under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The building will provide covered storage for agricultural machinery and fodder used in farming the unit.

The notification seeks the Council's determination under paragraph A.2(2) as to whether prior approval is required for the siting, design and external appearance of the building.

2. The agricultural unit and need for the building

Manor House Farm is a mixed livestock and arable enterprise comprising approximately 300 acres (121.4 hectares). The holding carries beef cattle, including suckler cows, and approximately 250 sheep. It grows maize, wheat and winter barley, with grassland managed for grazing and for the production of silage, hay and haylage.

The existing agricultural buildings are fully occupied by livestock and fodder. The mixed enterprise requires covered space for the machinery used to work the arable and grassland acreage, as well as dry storage for fodder needed by the livestock enterprise. The proposed store will provide both at the farmstead, where fodder can be handled and taken to the existing livestock buildings as needed, while retaining the accommodation already in use.

The holding grows 36 acres of maize, 70 acres of wheat and 44 acres of winter barley. The remaining 150 acres support grazing and grass-based forage production. Covered machinery storage helps keep equipment ready for time-sensitive fieldwork, while

sheltered fodder storage reduces exposure to rain and helps preserve feed quality. Bringing these functions together serves both sides of the mixed enterprise.

The six-bay, open-plan layout allows the farm to allocate space between machinery and fodder as requirements change through the year. The open side gives access to individual bays, allowing machinery and fodder to be moved without having to clear the full length of the building. The store is for the agricultural operations of this unit.

3. Siting and access

The building is proposed on a broadly level area of grass adjoining existing development at the north-western edge of the Manor House Farm group. It will sit alongside the existing building identified as kennels on the location plan, with its long axis following the same alignment. This keeps the additional storage close to the working farmstead and limits the spread of built development into the surrounding fields.

The location plan shows the existing access from Barnsley Road and the track leading towards the site. The open south-east side and the opening below eaves level in the south-west gable face the working side of the site, where machinery and fodder can be brought into the store from the existing track. Trees and boundary vegetation around the site provide a backdrop and help filter views of the building.

4. Design and external appearance

The proposed six-bay building measures 27.432 m in length and 12.192 m in width, giving a footprint of approximately 334.45 m². It has a dual-pitched roof with a 15° pitch, an eaves height of 3.658 m and an overall ridge height of 5.278 m, as shown on drawing 1367-003.

The store has a simple rectangular plan and a dual-pitched roof finished in natural-coloured fibre cement sheeting. The north-west elevation and north-east gable will have Yorkshire boarding above prestressed concrete panels. The south-east elevation is open. The south-west gable is boarded above eaves level and open below. The enclosed elevations shelter the stored fodder and equipment, while the open elevations give direct access for loading and unloading. The roof form and timber boarding reflect the agricultural character of nearby buildings.

5. Class A and determination sought

The agricultural unit exceeds the five-hectare threshold for Class A. The existing demand for storage arises directly from the livestock and cropping enterprises described above. The building is intended solely for machinery and fodder storage, with no livestock accommodation or storage of slurry or sewage sludge proposed. The 400-metre

restriction in paragraph A.1(i) for those uses therefore does not apply to the proposed store.

Drawing 1367-001 places the building approximately 55 metres from the nearest edge of Barnsley Road, based on the Ordnance Survey grid shown on the plan. The 25-metre restriction for the trunk or classified road corridor in paragraph A.1(h) relates to the location of the proposed development. Access to the store is shown via the existing track.

6. Local and national policy context

The statutory tests for this notification are those in Part 6 of the GPDO. The policies below provide context for the agricultural need and for the assessment of siting, design and external appearance.

Kirklees Local Plan Policy LP54 supports agricultural buildings where the need is genuine, the siting relates closely to existing agricultural buildings, residential amenity is protected and the design respects the Green Belt setting. The demand for storage arises from the existing farming operation and the limited capacity of its buildings. The proposed store sits alongside built development and close to the wider farm group, with access from the existing track. Its pitched roof and timber boarding suit the farmstead setting. Machinery and fodder handling will form part of the existing farm operation. The storage use introduces no additional livestock accommodation or associated odour source.

Policy LP10 also supports the needs of rural small and medium-sized businesses. The building provides the covered storage needed for the holding’s established agricultural operations.

National Planning Policy Framework Policy E4(1)(a), (b) and (d) supports well-designed rural business buildings, the development of agricultural businesses and investment that sustains farm viability and domestic food production. Covered space for equipment used in crop and forage production, together with dry fodder storage for the livestock enterprise, supports those objectives. The location alongside existing development and the use of a familiar agricultural form and materials also reflect E4(2).

In the Green Belt, NPPF Policy GB7(1)(a) identifies agricultural development as a category that is not inappropriate. The proposed building is for agricultural storage on the holding. Its location alongside the existing group keeps the additional built form concentrated at the farmstead.

7. Determination sought

The applicant requests that the Council determine that prior approval of siting, design and external appearance is not required on the basis of the accompanying plans and the siting and materials described above.

Accompanying drawings
1367-001 Location Plan
1367-003 Elevations and Floor Plan