

Prior Notification for a new agricultural Building

Gregsons Farm
Newsholme
BB7 4JF

Planning Statement

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1. Background

The Applicant intends to erect an agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended).

The GPDO sets out various limitations and conditions that must be complied with before development can be undertaken. Notification must first be made to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to (in the case of the application proposed) the siting, design and external appearance of the building.

2. Site Description and Development Proposal

The development site is at Gregsons Farm, Newsholme, where the applicant farms 175 hectares of land. It is proposed to construct a new agricultural to the south west of the existing complex of farm buildings. The new building will be attached to an existing agricultural building.

The building will be 27.5 metres (90 ft) long and 15.2 metres (50 ft) wide. The eaves height will be 4.6 metres (15 ft). Proposed materials are Yorkshire Boarding, concrete sectional panels, and fibre cement sheeting to match the adjacent building.

The development will provide space for the storage of agricultural equipment, feed and machinery.

3. Permitted Development

Schedule 2, Part 6, Class A of the GPDO 2015 (as amended) specifically authorises

'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 agriculture within that unit.'

Consideration should first be given as to whether the development would meet the definition of the work that is specifically permitted: -

Is the proposal on agricultural land?

Yes. The proposed development is located on land at Gregsons Farm that is used for the purposes of agriculture.

Is the agricultural unit more than 5 hectares?

Yes. The agricultural unit comprises a total of 175 hectares of land.

Is the proposal reasonably necessary for the purposes of agriculture?

Yes. The development will be used for the storage of agricultural equipment, feed and machinery that are used on the farm holding.

4. Limitations Specified at Paragraph A.1

The proposed development can be undertaken as permitted development providing that the limitations set down in paragraph A1 of Schedule 2, Part 6, of the GPDO are met. These limitations are considered below: -

Limitation (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;

The parcel of land to which the application relates is not less than 1 ha.

Limitation (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;

No development under Class Q or S of Part 3 of Schedule 2 of the General Permitted Development Order has taken place on the agricultural unit.

Limitation (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The development would not consist of, or include, the erection, extension or alteration of a dwelling.

Limitation (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposed building is a steel portal framed agricultural building, specifically designed for agricultural purposes.

Limitation (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 calculated as described in paragraph D.1(2)(a) of this Part;

The ground area to be covered as part of the proposed development will not exceed 1500 square metres (as described in paragraph D.1(2)(a) of Part 6 of the Order) and would not be used for accommodating livestock. The floor area of the new building would be 418 square metres. In May 2024, a cattle handling building (595 sqm) and collecting yard (392sqm) was permitted (Ref. 3/2024/0298) that had a total floor area of 987 square metres. The combined floor areas of the buildings do not exceed 1500 square metres.

Limitation (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;

There are no aerodromes within 3 kilometres of the proposed development.

Limitation (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;

The building would not exceed 12 metres in height.

Limitation (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the development would be within 25 metres of a metalled road.

Limitation (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;

The proposed building will not be used for the accommodation of livestock nor for the storage of slurry or sewage sludge.

(j) it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.

The proposed building would not involve excavations or engineering operations on or over article 1(6) land.

Limitation (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;

The proposed building will not be used for the storage of fuel for or waste from a biomass boiler or an anaerobic digestion system.

Limitation (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.

There are no Scheduled Monuments within the vicinity of the proposed development.

5. Conditions Specified at Paragraph A.2(1)

In addition to the limitations set down at paragraph A1, paragraph A2(1) explains that the development cannot be undertaken until certain conditions are complied with: -

Condition (1a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

This condition is not relevant to the proposed development.

Condition (1b) where the development involves—

(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii) the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

This condition is not relevant to the proposed development.

Condition (1c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

No waste materials will be brought onto the site.

6. Notification Procedure Specified at Paragraph A.2(1)

Paragraph A2(2) explains that the development cannot be undertaken until a notification has first been submitted to the local planning authority for a determination as to whether the prior approval of the authority will be required as to *'the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.'*

Siting

The chosen location is sited immediately to the south of existing farm buildings. The new building is discreetly located and would not have any unacceptable impact on the wider landscape and would be positioned alongside an existing building.

Design and external appearance of the building.

The design is functional in nature and is consistent with its intended use for agricultural purposes. The building will be finished to match the adjacent building. There are no unacceptable impacts on the local landscape. The site benefits from existing screening on the field boundary to the south west.

7. Conclusion

The proposed building is reasonably necessary for agriculture and meets all parts of Class A of the General Permitted Development Order 2015 (as amended). The siting is appropriately located between two existing buildings. The design and external appearance of the building is functional, suitable for its intended purpose, matches the adjacent building, and has no unacceptable impacts on the local landscape.