

Proposed Agricultural Building

Cornfield Farm
Cornfield Grove
Ightenhill
Burnley
BB12 8UB

Supporting Statement October 2022

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1. Introduction

The application is a Prior Approval Notification for the erection of a new agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended). The legislation identifies that the erection of a new agricultural building on an agricultural unit of 5 ha or more, that is reasonably necessary for the purposes of agriculture, is permitted development. The proposed development can therefore be undertaken without planning permission. However, the GPDO sets out various limitations and conditions that need to be complied with before development can be undertaken.

2. Site Description and Development Proposal

Cornfield Farm is located to the east of Padiham.

This proposal is for a steel portal framed agricultural building measuring 24.4m x 15.2m, the height being 4.3m to the eaves. It will be constructed of materials to match the existing buildings in the farm yard e.g. concrete sectional panels with Yorkshire boarding above and a roof in fibre cement sheets in anthracite grey.

The applicant farms approximately 158 acres (64 ha) of land, 151 acres on the land where the development is proposed at Cornfield House Farm; and an additional 7 acres at Brierfield where a grass crop is taken each year and then the land is grazed in winter.

The farming system operated at Cornfield Farm includes a suckler beef enterprise together with the conservation of high quality haylage.

3. Requirement for the Development

The new building will be used as a machinery store for general farming equipment and machinery and to store animal feed.

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, Class A of the GPDO 2015 (as amended) are met. These limitations are considered below:-

Limitation (a) Separate Parcel of land below 1 ha

The application site is within 61.1ha of agricultural land that the applicant farms in this location. The limitation is complied with.

Limitation (b) Previous development under Part 3 of the GPDO

No previous development has been undertaken in accordance with Part 3 of the GPDO. This limitation is complied with.

Limitation (c) Development relating to dwellings

The proposal is not for the erection, extension or alteration of a dwelling. The limitation is met.

Limitation (d) Not designed for agricultural purposes

The new building is designed for and will be used for agricultural purposes. This limitation is met.

Limitation (e) Ground area covered by the development

This limitation specifies that any building erected should not exceed 1000 square metres (amendments to the GPDO in 2018 increased the floor area of the size permissible from 465 square metres to 1000 square metres). The development does not breach this limitation.

Limitation (f) Proximity to an aerodrome

The building is not within 3km of an aerodrome and this limitation is met.

Limitation (g) Height not to exceed 12m

No part of the proposed development would exceed this requirement.

Limitation (h) Within 25m of a classified road

The new building meets the requirements of this limitation.

Limitation (i) Building used for the accommodation of livestock, slurry or sewage sludge within 400m of a protected building

The proposed new building is to be used for the storage of animal feed and machinery. This limitation is complied with.

Limitation (j) Fish Farming operations

The development does not involve any works relating to fish farming.

Limitation (k) Storage of fuel or waste for a biomass boiler or anaerobic digester

The development will not be used for the storage of fuel or waste for a biomass boiler or anaerobic digester.

In summary, the limitations set down at paragraph A1 of Schedule 2, Part 6, Class A of the GPDO (as amended) are met.

5. Conditions set out at Paragraph A.2

In addition to the limitations set down at paragraph A1, paragraph A2 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 proposed new building is sited immediately to the north west of the existing farm buildings. The design, materials, siting and level of the proposed building are such that it will sit well within the context of the surrounding buildings and is visually acceptable in terms of impact upon the surrounding open countryside and considering that there are no public viewpoints.

6. Conclusion

In conclusion, the proposed new building is justifiably required in connection with the Applicant's agricultural activities on land under their control. The proposed development can be undertaken without planning permission, subject to compliance with the limitations and conditions set out in Schedule 2, Part 6, Class A of the General Permitted Development Order 2015 (as amended).