

Our Ref SGB/AB

City of Bradford Metropolitan District Council
Planning, Transportation and Highways
Britannia House
Hall Ings
Bradford
BD1 1HX

18th September 2023

Dear Sir/Madam

Re: Proposed Agricultural Grain Store and General Storage Building, Chandlers Cote, Bolton Road, Addingham LS29 0NR

The purpose of this letter is to support a Prior Notification under the Town and Country Planning General (Permitted Development) Order 2015 (as amended) relating to the erection of an agricultural building on land at Addingham farmed by the applicant.

Proposed Development

The proposal involves the erection of a general-purpose storage building, measuring 18.3m by 18.3m, constructed out of steel frame with dark green profiled metal sheet cladding. The barn would be located alongside but separated from the existing traditional barn at the holding.

The barn has been designed to have a central section with two offshoot wings, a design that seeks to minimise the mass and shape of the overall building and enables it to be better assimilated into the rural landscape, compared with an alternative unitary construction approach.

The building would be used for general storage purposes, including the keeping of hay and straw as well as farm machinery. It is increasingly necessary to secure machinery under cover due to the rising incidence of thefts and high costs of insurance cover.

The LPA will appreciate that Chandlers Cote is predominantly a sheep-based enterprise but for clarification and avoidance of doubt the building is not intended to house sheep or any other livestock.

Such development falls into Class A of Part 6 of the GPDO as will be demonstrated below.

Permitted 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
 - (b) any excavation or engineering operations,
- which are reasonably necessary for the purposes of agriculture within that unit.

- the above explanation sets out why the building is reasonably necessary for the purposes of agriculture. The LPA will wish to know that the overall farm is approximately 24.3 hectares (60 acres) in size.

(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 whole of the farm is one unit making up the 24.3Ha/60 acre size quoted previously and this is indicated in Figure 1 below:



Figure 1 -Land owned and farmed by the applicant. -Source Google Earth 2023.

(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 such development has occurred.

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

The proposed development is not a dwelling.

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

The building is a steel framed portal building with openings designed to accommodate large items of agricultural machinery such as a tractor. Being a non-arable farm it does not need to accommodate ultra large farm vehicles such as combines. It is specifically designed for agricultural purposes.

(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; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The gross floor area of the building would cover just under 335m². There will be no livestock accommodated as part of this development.

(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;

(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 is more than 3 kilometres from Leeds Bradford Airport. It is 6.2 m to the ridge.

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

The building would be located approximately 540 metres from the metalled portion of the connection point of the farm track to the highway, namely Bolton 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;

The building is nothing to do with the accommodation of livestock or storage of slurry or sewerage sludge.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The building is not on Article 2(4) land nor is it connected to fish farming.

(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 building is not for storing fuel or waste from a biomass boiler or AD system.

We trust that in the light of the above the LPA will be satisfied that the proposed development amounts to permitted development to which the applicants have given an appropriate degree of forethought to potential landscape impacts.

We would be happy to assist the LPA with any further queries concerning the potential impacts of the development.

 **Prism Planning, Milburn House**
17 Woodland Road, Darlington, DL3 7BJ

Yours faithfully



Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning