

DELEGATED DECISION REPORT

DET/2026/0010 Valid 06/05/2026	LAND NORTH OF SHEFFIELD ROAD CHAPEL-EN-LE-FRITH	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED GENERAL PURPOSE STEEL FRAMED AGRICULTURAL BUILDING FOR STORAGE OF MACHINERY AND FODDER (AGRICULTURAL/FORESTRY DETERMINATION)
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MAIN ISSUES

- Whether the proposed development satisfies the criteria under Paragraph A.1 of Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO).
- Whether Prior Approval is required with regards to the Siting, Design and External Appearance of the proposed development.

DESCRIPTION OF SITE

The application site forms an area of land to the east of the A6, and to the North of Sheffield Road, is located within allocated Countryside.

Two Public Rights of Way cross the wider land holding, Footpath No's.84 and 159.

PROPOSAL

This application seeks to erect a new building for agricultural purposes under the prior approval notification process under Schedule 2, Part 6, Class A of the General Permitted Development Order (2024).

The proposed building would be used for the storage of machinery, equipment, and fodder.

The building will measure 24.4metres in length, and 9.15metres in width. It would have eaves and ridge heights of 3.65metres and 4.85metres respectively.

Elevation drawings have been submitted with the application, in conjunction with the proposed material details. It is proposed to construct the building from concrete panels (up to a height of 2metres) and treated timber Yorkshire Boarding (stained natural in colour) for the walls, and fibre cement sheeting (colour natural grey) with roof lights for the roof.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning history on the area of land within the application red-boundary of site, however the following application has been identified to the north-west of the application site, within the blue line:

- **HPK/0002/3466** - Landscaping - Approved 19/08/1985.

CONSULTATIONS

N/A.

OFFICER COMMENTS

Provisions of Class A:

The Council first needs to establish whether the proposed development complies with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class A permits 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.

DOES NOT COMPLY – The tests to be considered under Part 6, Class A are whether the land is

1. is in agricultural use,
2. forms part of an agricultural unit,
3. is of sufficient size, and
4. whether the proposed building is ‘reasonably necessary for the purposes of agriculture within that unit’.

Paragraph D.1(1) of Schedule 2, Part 6, describes (for the purposes of Classes A-C) ‘agricultural land’ as:

“...land in use for agriculture and which is so used for the purposes of a trade or business...”

and an ‘agricultural unit’ as:

“agricultural land which is occupied as a unit for the purposes of agriculture...”

The application is to construct a new agricultural building for the storage of machinery, equipment, and fodder. Very limited information has been submitted with

the application to explain the extent of any agricultural operations which may be taking place at the site.

The submitted application form identifies that the building is necessary for the purposes of agriculture to *"to provide covered storage for fodder and agricultural machinery. The land is used to graze cattle and make hay for cattle, there is currently no covered storage for hay or machinery and equipment."*

The application form also identifies that the building has been designed for the purposes of agriculture as *"the proposed development is a steel framed agricultural building to be constructed and erected by a farm building contractor to provide ventilated covered storage for animal fodder and covered storage for agricultural machinery and equipment."*

The applicant has not included any details in their submission of what agricultural operation(s) are currently ongoing at the site, such as the number of livestock on site, nor has any evidence been provided to establish any increase in demand (i.e. expanding the agricultural operation, larger numbers of livestock onsite, purchase of new farm machinery/equipment) to indicate why a new agricultural building is required at this point in time.

No specific details have been submitted to identify what agricultural machinery and/or equipment is owned by the applicant, what machinery/equipment would utilise the proposed building, whether this machinery/equipment is currently stored outside on-site, or if it is stored at an alternate location. Additionally no information has been provided with regards to why a building of this nature is required for hay / fodder storage, or where animal feedstuff of this nature is currently stored.

Based on the Council's observations of the site, a stable block is currently sited on the land, in conjunction with storage containers and associated equestrian-esque paraphernalia. Evidence observed on site suggests the grazing of horses on parts of the land. No agricultural livestock were observed or heard grazing the wider land holding, and no machinery or equipment were observed.

Agriculture is defined within Section 336 Town and Country Planning Act 1990 as including

"horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly".

It unclear if any agricultural activities were taking place on site prior to the application for prior approval being made. Accordingly, the Local Planning Authority are not satisfied that a) the land is within an agricultural use, b) the land forms part of an

agricultural unit, or c) the building is reasonably necessary in for the purposes of agriculture, trade or business. The proposed agricultural building is therefore deemed to not be reasonably necessary for the purposes of agriculture contrary to sub paragraph A of Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO).

Development Not Permitted:

Section A.1 of Class A goes on to identify that development is not permitted if:

(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;

DOES NOT COMPLY – Although the parcel of land subject to this application does appear to exceed 1 hectare in area, the Council is not satisfied that the parcel of land forms an established agricultural unit, as determined above under the 'Provisions of Class A' section.

(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;

DOES NOT COMPLY – Paragraph X of Part 3, Schedule 2 of the GPDO defines an 'established agricultural unit' as meaning "*agricultural land occupied as a unit for the purposes of agriculture*". The Council is not satisfied that the site forms part of an established agricultural unit, as determined above under the 'Provisions of Class A' section.

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

COMPLIES – The proposal would not consist of or include the erection, extension or alteration of a dwelling.

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

DOES NOT COMPLY – The Council is not satisfied that the proposed building, structure or works are designed for agricultural purposes, as determined above under the 'Provisions of Class A' section.

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

COMPLIES – Based on the dimensions provided the proposed building would have a floor area measuring 223.26 sqm, and would therefore comply with this paragraph.

(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;

COMPLIES – There are no known aerodromes within 3 kilometres of the site. The proposal would therefore comply with this paragraph.

(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;

COMPLIES – There are no known aerodromes within 3 kilometres of the site, and the maximum height of the building would be 4.85m to the ridge. The proposal would therefore comply with this paragraph.

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

COMPLIES – Based on the submitted details the proposed building would be located 26metres from Sheffield Road, which is a 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;

COMPLIES – There are a number of dwellings located to the south-west of the site, within 400m. However the proposed building is not to be used for housing 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;

COMPLIES – Article 2(4) land comprises a National Park or the Broads. The site is not located within either of these designations and is not proposed to be used in connection with 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; or

COMPLIES – The building is not to be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

(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.

COMPLIES – The site is not, nor is it located within the curtilage of, a scheduled monument.

Siting, Design and External Appearance:

Section A.2(2)(i) (Conditions) of Part 6, Class A, requires a developer, before they begin the development, to apply 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.

Given that insufficient evidence has been submitted to demonstrate that a) the land is within an agricultural use, b) the land forms part of an agricultural unit, or c) the building is reasonably necessary in for the purposes of agriculture, trade or business, the proposal does not fall within the scope of permitted development set out in Class A, Part 6. As such it is not necessary to consider whether to grant prior approval for the siting, design and external appearance of the proposal.

CONCLUSION / PLANNING BALANCE

The proposed Prior Notification for an agricultural storage building on Land North of Sheffield Road, Chapel-En-Le-Frith, has been assessed against the criteria as set out in the Town and Country Planning (General Permitted Development) Order 2015; concluding that the proposed agricultural building is **not** reasonably necessary for

the purposes of agriculture, trade or business, nor is the Local Planning Authority satisfied that the land is within an agricultural use, or the land forms part of an established agricultural unit.

Accordingly the agricultural building as proposed is contrary to Schedule 2, Part 6, Class A, A.1(a), A.1(b), and A.1(d) of the GPDO.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Alex Bonser

Recommendation Date: 01/06/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council