

24 November 2025

PRIOR NOTIFICATION OF AN AGRICULTURAL BUILDING AND TRACK

APPLICANT

This application has been prepared by Wharfe Rural Planning on behalf of the applicant, Mr R T Sherratt.

SITE ADDRESS

Land off Porters Lane, Bradnop

PROPOSAL

The purpose of the development sought under the prior notification is for the erection of an agricultural building with an associated area of hardstanding and a track linking to the existing vehicular access. The building will be used as a general-purpose agricultural building for the storage of haylage, hay and machinery.

AGRICULTURAL UNIT SIZE

The total agricultural unit size is 37 acres (15 hecatres). The County Parish Holding number is 37/053/0272.

AGRICULTURAL USE

The applicant comes from a local farming family and has been involved in agricultural activities from a young age, gaining hands-on experience working on the family farm and managing livestock. He has continued this connection with the land over the years, including managing grazing and cultivation on the application land, for the former owner, when he was a teenager.

The applicant has recently purchased the land which he currently uses to produce hay and haylage, as well as for the grazing of sheep, in connection with his agricultural enterprise. This proposal for a new agricultural building represents the next step in the ongoing development of the enterprise, supporting the management of livestock and the storage of fodder and equipment essential to the operation of the farm.

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REASONABLY NECESSARY

There is a small traditional stone barn on the site at present and whilst this provides some limited storage capacity at present, it is too small for modern farming purposes and cannot accommodate any farming equipment or hay/haylage bales. To address these issues, the applicant proposes the construction of a new building and farm track.

The flexibility of the proposed building will enable the storage of items to change depending on the season. When not utilised for hay or haylage, agricultural machinery and equipment such as tractor, balers, wrappers, loader and trailer will be stored, and vice versa. It would also allow for smaller equipment such as off-road terrain vehicles and fencing supplies for new fencing and ongoing repairs.

In terms of the track, although there is an existing vehicular access into the site from Porters Lane, there is currently no defined or serviceable track providing access to the existing or proposed buildings. The proposed track follows the line of a historic route where areas of compacted ground and remnants of former hardstanding remain in places, but this has become overgrown and buried over time. A track is therefore required to reinstate this route to an appropriate standard for modern agricultural vehicles, ensuring reliable, all-weather access for the movement of machinery, feed and livestock. The reinstatement will also help to contain vehicle movements to a single, durable surface, thereby reducing the potential for ground disturbance, soil erosion, damage to the surrounding pasture and preventing mud being carried onto the highway.

SITING, DESIGN AND EXTERNAL APPEARANCE

The proposed building is a modern, purpose-designed agricultural building, utilising a steel portal frame, green external cladding, concrete side panels, and box profile roofing. It has been specifically designed for agriculture being internally split into two sections, providing an area of secure storage as well as an open sided area for the storage of hay.

The proposed building has been designed to appear as a typical agricultural building, not dissimilar from those in the locality.

The building is modest compared to what is allowed by the legislation and will have a floor area of 375 square metres, with an eaves height of 5.1 metres and a ridge height of 6.6 metres. The siting, close to the existing stone barn, has been chosen to ensure the building is not readily visible from Porters Lane and will take advantage of a falling ground level to minimise its impact in the landscape. The building will also take advantage of the surrounding trees to provide natural screening and from all viewpoints, the building would be seen both in the context of the existing barn and mature

landscaping, all of which will be retained. The photograph provides some context and shows how the land dips in the location of the building.



It is considered that the chosen location is the least conspicuous in the field and has been kept as close to the existing barn as is reasonable whilst also trying to minimise too much loss of operational land. It will be completely screened from any residential properties and will not result in any undue loss of amenity.

The intention is to form the track using a modest layer of hardcore topped with compacted road planings. This informal approach will provide a stable surface while allowing the track to blend into its

surroundings, avoiding the appearance of a formal or engineered roadway and helping it to settle unobtrusively into the rural landscape.

The site is accessible via Porters Lane and the track and hardstanding are the minimum required in order to allow for vehicle manouvers.

For these reasons, the proposal would not harm the character or appearance of the area. Whilst not determining factor, the proposals are considered to comply with policies SS10, DC1 and DC3 of the adopted Local Plan and the NPPF which collectively, require development to be well designed, respect the site and its surrounding and protect the character and appearance of rural areas.

ASSESSMENT AGAINST LEGISLATION

Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the limitations of development permitted by the Order. A response to each of the restrictions is provided below.

Development is not permitted by Class A if:

PARA	THE ORDER	RESPONSE
A.1(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;	COMPLIES
A.1(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;	COMPLIES
A.1(c)	it would consist of, or include, the erection, extension or alteration of a dwelling;	COMPLIES

A.1(d)	it would involve the provision of a building, structure or works not designed for agricultural purposes;	COMPLIES
A.1(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 1000 square metres (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;	COMPLIES
A.1(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
A.1(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

A.1(h)	any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	COMPLIES
A.1(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
A.1(j)	it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or	COMPLIES
A.1(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.	COMPLIES

A.1(i)	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
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CONCLUSION

The building and track are designed for the purposes of agriculture and will provide storage facilities to support and facilitate the continued operation of the applicant's farming enterprise. The building and track are reasonably necessary for the operation of the holding, and the application complies with all the criteria and conditions of the legislation.