**DELEGATED DECISION REPORT**

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| **DET/2016/0068**<br>**Valid 22/12/2016** | **PARK FARM PARK LANE ENDON** | **STEEL FRAMED AGRICULTURAL BUILDING**<br><br>**(AGRICULTURAL/FORESTRY DETERMINATION)** |

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## MAIN ISSUES

- Siting, design and external appearance.

## DESCRIPTION OF SITE

Park Farm comprises a large three storey farm house fronting Park Lane and an extensive range of large mainly modern form agricultural buildings to the rear (west). An extended part of the farm site is in fact in use as a haulage yard for a bulk milk tanker business. The range of farm buildings to the south west of the farm site remain in agricultural use. The proposal site lies close alongside the north easterly elevation of these buildings. It is separated from Park Lane by a field paddock about 100m wide. A public footpath crosses the field from Park Lane southwards passing to within c.65m of the proposal building.

## PROPOSAL

The proposal as detailed in the application form is for a 27.4m x 16.5m steel framed building, that is to measure 2.5m high to the eaves and 3m high to the central roof ridge. The location (though not its precise size) is shown indicatively on an accompanying 1:1250 scale plan. The building is to be used as a milking parlour.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

### National Planning Policy Framework

Paragraph(s) 1 - 17
Chapter 7 Requiring good design

Chapter 9 Protecting Green Belt land

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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| SMD/1981/0965 | Extension to cowshed<br>Approved |
| DET/2016/0054 | Proposed steel framed agricultural building<br>Prior approval not required |

## CONSULTATIONS

### Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends:
Press Advert: N/A

### Public Comments

No representations received.

### Town / Parish Comments

No comments received.

## OFFICER COMMENTS

### Principle of Development

The proposal is Permitted Development (PD) by virtue of GPDO (2015) Schedule 2 Part 6 Class A provided that the building is reasonably necessary for the purposes of agriculture within that unit. Whilst the concerns of the objector are noted and the farm comprises a number of large agricultural buildings, these all appear to be in use and there is currently no modern diary parlour facility at the site. It is therefore considered that the requirement of the GPDO have been met in terms of the principle. A condition of this PD is that the developer must apply to the LPA for a determination as to whether prior approval will be required as to the siting, design and external appearance.

### Design

The building is to be positioned on land to the south of the Park Farm complex. The positioning of the building has been dictated by the presence of a well that has prevented the applicant from constructing the barn that was the subject of application DET/2016/0058. This application has been submitted on the advice of the LPA.

The building is of a typical modern agricultural building design that is to comprise of a steel framed structure, clad is green profile sheeting with concrete panels to the lower level. The building, albeit 27m in length, would be limited in height with a ridge line that would measure 3m above the external ground level.

It is considered that the building is of an appropriate design and scale that reflects the purposes of its use. The building would be read in conjunction with the existing farm complex and would not appear incongruous in context.

**Amenity**
No adverse impacts have been identified. The nearest non-associated residence is some 200m to the east. Given the long established farming enterprise at the site the addition of a milking parlour as proposed is judged unlikely to bring any significant additional impacts.

**CONCLUSION / PLANNING BALANCE**
In light of the above, based on the level of information submitted it is considered that the proposal will be acceptable in terms of siting, design and external appearance and that further details of such are not required. The siting is such that any noise outputs would not be found problematic for neighbouring (un-connected) residential properties at the separation distances involved. The terms of the Prior Determination submission mean that the applicant is obliged to complete and operate the development in accordance with details as submitted.

**OFFICER RECOMMENDATION : Prior approval not required.**

**Case Officer: Lisa Howard**
**Recommendation Date: 19.01.2017**

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**