DELEGATED DECISION REPORT

DET/2016/0066 **Valid 15/12/2016**	**WOODLANDS FARM** **WOODLANDS LANE** **BLYTHE BRIDGE**	**PROPOSED AGRICULTURAL BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- The siting and appearance of the building.

DESCRIPTION OF SITE

The site is to the south-west of adjacent farm buildings at Woodlands Farm which is in an area of open land and fields allocated for industrial development (and removed from the Green Belt) in the former Local Plan, between A50 dual carriageway to the north-east and a railway line to the south-west. Blythe Bridge is a short distance to the north.

PROPOSAL

The application seeks "Prior Approval" for an agricultural storage building with floor dimensions of 30 x 15 metres (450 sq.m) and a max height of 6.5 metres. The walls would comprise Yorkshire timber boarding on a concrete base and natural-coloured fibre cement sheeting would be used for the roof. The farm is 38 hectares and there are between 50-100 cattle. There is also a 40,000 head poultry unit at the farm. The stock is growing and there is a need for additional storage space for hay, straw, machinery and implements. Hay and straw are currently stored outdoors with plastic covers and machinery such as tractors and trailers are also kept outdoors exposed to the weather. A new building would help keep these sheltered and safe from theft and could also be used as shelter for machinery repairs.

Under Part 6 of the GPDO, a full planning application is not required for new agricultural buildings on farms exceeding 5 hectares in size, subject to the proposal meeting all the other criteria set out in that part. However, the same part of the GPDO requires the submission of a "Notification of Prior Approval" application and the Council must determine whether or not the siting and appearance of the building is acceptable. If not, Prior Approval is refused and a full planning application would be required for the proposal.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent applications

CONSULTATIONS

Publicity

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

OFFICER COMMENTS

The proposal would meet the criteria in the relevant part of Part 6 of the GPDO and therefore the Prior Approval procedure is the correct one and the application can be determined. The farm is large at 38 hectares and with growing stock, I am satisfied that there is justification for a new building for storage purposes. There are a number of other buildings at the farm but only two of either a similar size or larger and these appear to be used for livestock and poultry.

In terms of siting and appearance, the new building would be placed next to existing building and replace one of the existing buildings. It would not encroach a significant distance outside of the farm building complex and would be seen against the backdrop of larger existing livestock/poultry buildings. It would be screened by the other buildings from views from the nearest road (A50) and there are no nearby public rights of way. It is a relatively flat landscape which is allocated for major development (with renewals of planning permission). The building would use appropriate materials. Many large farm storage buildings are metal sheeted but this proposed building would have treated timber walls.

CONCLUSION / PLANNING BALANCE

To conclude, I consider the building can be erected under “permitted development” under Class 6 of the GPDO and that prior approval can be given due to the siting and appearance of the development being acceptable.

OFFICER RECOMMENDATION:
APPROVE
Case Officer: Chris Johnston
Recommendation Date: 2.3.17

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council