

## DELEGATED DECISION REPORT

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**DET/2017/0016**  
**Valid 09/06/2017**

**BAGNALL GREEN FARM**  
**THE GREEN**  
**BAGNALL**

**ERECTION OF A MULTI**  
**PURPOSE AGRICULTURAL**  
**BUILDING**

**(AGRICULTURAL/FORESTRY**  
**DETERMINATION)**

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### MAIN ISSUES

- Qualification criteria under GPDO Schedule 2 Part 6 Class A
- Siting
- Design
- External appearance
- Green Belt
- Conservation Area adjacent
- Amenity

### DESCRIPTION OF SITE

Open land formerly developed with 20<sup>th</sup> C farm shed buildings now cleared. Site is immediately SW of the original stone barns of Old Hall Farm now converted to residential. Site is opposite (south of) Bagnall Village Greens. Open to and prominent from the public road although the land is at a slightly lower level. Analysis of the submitted details finds the applicant to have c.3.6ha at the site (excluding the domestic buildings) and a further 1.8ha (ownership checked against land registry) at Luzlow, Bagnall. In total therefore at 5.4ha the applicant has just over the threshold requirement to submit a Part 6 determination.

An existing 'light-weight' and perhaps semi-permanent shelter structure has been erected at the site along with a lightweight timber stable block but there are no consents relating to these.

### PROPOSAL

An agricultural style of store building 24m x 10.6m by c.3.7m to the eaves and c.5m to the ridge. The building would be positioned long edge parallel to the village road but this means that perhaps the most prominent view from the approach to the village from the SW would be towards the short gable elevation. The building would be set into a slight cut out of the slope by c. 2m on its long westerly side. At the suggestion of the LPA revised drawing 3595-02B details a landscaping scheme strategically along the westerly side and specifies slate grey – this is intended to refer to BS18 – B29 – for the profile sheet roof and upper walls. Lower 2m skirt walls to be concrete. The proposal also includes commitment to remove and return to field grass an area of concrete standing (former building base) c.30m x 25m from an area alongside.

## **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  
DC1 Design Considerations  
DC2 Historic Environment  
DC3 Landscape and Settlement Setting  
R1 Rural Diversification  
T1 Development and Sustainable Transport

### **National Planning Policy Framework**

Paragraph(s) 1 to 17

Section(s) 7 – Requiring Good Design; 9 – Protecting Green Belt Land.

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

DET/2015/0050 steel frame agricultural building – not accepted and refused – need not evident. This building would have been 25m x 12m and 4m to the eaves and 6m to the ridge.

SMD/2014/0604 – stables and hay store – refused

SMD/2014/0833 – re-submission of the above – refused

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 5<sup>th</sup> July 2017

Neighbour consultation period ends: N/A

Press Advert: N/A

### **Public Comments**

None

### **Town / Parish Comments**

None

### **Conservation Officer**

The site lies just outside the Bagnall Conservation Area. It is associated with Old Hall farm which is a fine historic farmstead of which the traditional stone barns have been converted to residential use. The application site previously housed a block of several large agricultural sheds which have been removed, although the concrete hard-standing remains in part and there is a low retaining wall which served to soften views of the buildings from the road.

I have no objection to the construction of a large agricultural shed in principle (subject to other planning considerations) but it will impact on views in to the Conservation Area. Planting will be required to soften the impact of the building and its boundaries and curtilage must be tightly defined to prevent the uncontrolled

spread of agricultural activities. Is there any opportunity to select materials which will help blend the building into the landscape?

## **OFFICER COMMENTS**

### **Principle of Development**

In principle, and subject to the prior-notification procedure, a building can be permissible on a unit of 5 hectares (12 acres) or more provided that it is "reasonably necessary for the purposes of agriculture within that unit".

Although there is a discrepancy between the applicant's submitted land area figures and the LPA's calculation it appears this is due to the application including dwelling house and garden land. Excluding these areas gives a total land area figure of 5.4 ha.

The applicant has 18 ewes (with 24 lambs at foot when purchased, March 2017) and five Soay sheep brought to the premises September 2016. A need for storage of a range of agricultural equipment including a tractor is also submitted all at present kept outdoors. About a quarter of the building would be used for fodder. A DEFRA holding number 37/020/0155 is quoted. No additional evidence has been produced to show that the land is in use "for the purposes of a trade or business" which is part of the relevant definitions in Part 6 Class A.

The prior notification requirement is an opportunity for the LPA to determine whether prior approval should be required as to the siting design and external appearance. Due to the identified sensitivities of this location it was determined that the proposal should be subject to prior approval and accordingly the applicant was notified of this and the proposal was advertised by way of site notice.

### **Design**

The building is standard fare for its type and therefore would appear in keeping with typical modern farm buildings in the open countryside. Adoption of dark grey exterior colour to the panelled upper walls and roof would help keep the structure more recessive than one in a lighter finish. Strategically positioned tree planting to the west would in time help soften the building's prominence, as would it being set into slightly rising ground.

### **Amenity**

Although the building is well within 400m of a number of unconnected residences the applicant has advised that the building will only be used during lambing. The GPDO advises that the restriction on the use of such buildings for the accommodation of livestock does not apply where no other suitable building or structure, 400 metres or more from the curtilage of a protected building, is available to accommodate the livestock; and in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions.

Given the small number of livestock to be kept and the limited time they would be indoors should mean that no significant adverse effect for residents would be expected to arise.

## **CONCLUSION / PLANNING BALANCE**

The 2015 determination was refused due to:

- no information to show why the building would be reasonably necessary for the purposes of agriculture within the unit;
- although stated to be required for purposes including housing animals, and for the storage of feedstuffs and machinery in connection with husbandry no livestock farming was apparent.
- the area of land in question was considered very small in agricultural terms and not sufficient for a sustainable enterprise based on animal husbandry.

The application now under consideration has addressed some of the above and it is clear that a small sheep flock is present. This could be considered to be a small scale agricultural enterprise, notwithstanding the absence for example within the submission of such items as business accounts to verify this status.

The proposal is positioned to replace two existing unauthorised lightweight store / livestock housing structures. In response to discussions with the LPA the proposal also includes a commitment to remove an area of concrete 24m x 21m immediately SE of the proposal building – part of the floor of the former 34m x 30m farm sheds.

The proposal would result in some harm to landscape and the setting of the Bagnall Conservation Area. The effects can however be at least partially mitigated in the more exposed views from the west and the scheme brings some benefits in the removal of temporary structures and the sizable area of concrete yard / floor. A building on some scale may be considered an inevitable requirement in association with the active husbandry of even a small land holding such as this. A planned authorised structure regulated by condition through a planning permission would help ensure a sympathetic development.

In conclusion, although some harm to the rural character of the area and setting of the Conservation Area is identified there would also be some small scale economic activity arising from the management of the small flock of sheep. Having considered the matter very carefully, including the landscape impact and potential benefits arising from the development, the conclusion in this case is, on balance, in support.

The Green Belt status of the location is not a consideration due to agricultural buildings being listed as not inappropriate.

**OFFICER RECOMMENDATION :**     **Approve – subject to conditions**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 07/08/2017

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**