DELEGATED DECISION REPORT

DET/2017/0026 **Valid 20/07/2017**	**WORMHILL FARM HADDON LANE HEATON**	**PROPOSAL TO PUT A ROOF ON AN EXISTING MUCK STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether or not the proposal can be dealt with under a Notification of Prior Approval application.
- The siting and appearance of the development.

DESCRIPTION OF SITE

The site comprises a remote farm in the countyside about 1km to the north of the small village of Rushton Spencer and 1km to the east of the A523. The access is via a very long track (about 1km long) off the country lane linking the small villages of Rushton Spencer to Heaton to the east. The boundary of the Peak District lies about 1km to the north. There are very few buildings surrounding the farm building complex.

PROPOSAL

The application seeks "Prior Approval" for a roof structure over a muck store within the existing farm building complex. This would comprise grey fibre cement sheets. The roof/cover is needed to prevent nutrients being washed out of the muck in the store by rain and also reduce the chances of pollution via the run-off. The max height of the building with proposed roof would be 6.8 metres. Under Part 6 of the GPDO, a full planning application is not required for extensions to 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 relevant history.

CONSULTATIONS

Publicity

Site Notice expiry date: 1.9.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

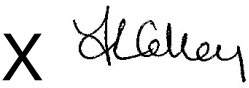
The proposal would meet the criteria in the relevant part of Part 6 of the GPDO and therefore the Prior Approval procedure is the correct one and the application can be determined. The farm building complex is in a particular remote rural area and a considerable distance from the nearest roads. There is one nearby public footpath which passes to the south of the farm building complex and the proposed structure would be largely screened from views from the path by the presence of the existing farm buildings. The grey colour would blend in with the other buildings and this reduces prominence in the landscape. The proposed structure would not harm the character and appearance of the area including the landscape.

CONCLUSION / PLANNING BALANCE

To conclude, there is sufficient justification for the structure in helping to prevent the spread of muck and pollution and the structure has an acceptable siting and appearance. The structure therefore would not require the submission of a full planning application in accordance with Part 6 of the GPDO.

OFFICER RECOMMENDATION:
APPROVE

Case Officer: Chris Johnston
Recommendation Date: 1.9.17

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council