DELEGATED DECISION REPORT

DET/2017/0034	**WOODEND MANOR**	**AGRICULTURAL BUILDING**
Valid 19/10/2017	**WESTWOOD**	
	WETLEY ROCKS	**(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

The key issues are 1) whether prior approval is required from the LPA regarding the siting, design and appearance of the proposed agricultural building and 2) whether or not the proposed development accords with the details outlined in Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

RELEVANT PREVIOUS APPLICATIONS

None specifically relevant.

CONSULTATIONS

Cheddleton Parish Council

No objections.

Publicity

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

OFFICER COMMENTS

Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 relates to agricultural development on units of 5 hectares or more, which states that the following is permitted development

> *The carrying out on land comprised in an agricultural unit of 5 hectares or more in area of:-*
>
> *(a) works for the erection, extension or alteration of a building; or*
> *(b) any excavation or engineering operations,*
> *which are reasonably necessary for the purposes of agriculture within that unit.*

PROPOSAL

The application seeks confirmation from the Local Planning Authority as to whether or not prior approval is required for the siting, design and external appearance of a proposed agricultural building (in accordance with Schedule 2, Part 6, Class A, A.2 – (2) condition (i) of the GPD).

An 'Agricultural Need Appraisal' has been submitted with the application. The Officer sought clarification from the Agent that the application was to be assessed against Class A and not Class B (as stated in the 'Appraisal'). The Agent has confirmed this was a word-processing error. Confirmation has also been provided (Agricultural holding number) that the agricultural holding to which the application relates is specifically the land outlined red within the application. The building is to be used *"…to house fodder produced on the holding and ancillary equipment required for the livestock."*

AGRICULTURAL UNIT/NEED FOR THE BUILDING/GPDO CRITERIA

Agricultural unit/need ('Agricultural Need Appraisal')

The agricultural unit consists of approx. 29 hectares of land, which supports an outdoor suckler herd as well as being mown for hay production over the summer months, primarily to provide additional fodder for the livestock during the winter months. The suckler herd currently comprises of 39 cows which are farmed under an extensive system and are grazed outdoors all year round. Calvings also occur outside, predominantly during the late Spring months to avoid the most inclement weather. It is the applicant's intention to expand the size of the herd over the coming years to in excess of 60 cattle. The applicant aims to take two cuts of hay from the land during each season. Due to the cattle being housed outside throughout the year, rotational grazing of the land occurs to allow for the hay to be harvested to maximise the crop production and output from the land.

> *The land at Woodend Farm plays an important part of the farming business, through the grazing of the cattle and as importantly for the production of additional fodder. Due to the nature of the extensive livestock system, additional fodder is required during the winter months, and particularly during the times of poor weather to sustain feed requirements of the animals. With the intention to increase the farming operation and suckler cow numbers in the future, it is even more important to ensure that sufficient fodder is available to feed the livestock throughout the winter months.*

The approx. 28 ha of grassland at Woodend Farm

> *…is often able to be cut twice a year in order to make hay as an additional winter feed for the livestock….Currently the hay produced has to be stored outside, which has a big impact on its quality and palatability as a feed and therefore causes waste which could be easily prevented*.
>
> *The building is therefore required in order to ensure that there is sufficient fodder storage as well as the storage and maintenance of ancillary equipment required for the livestock enterprise. The fodder is to be used primarily at Woodend Farm, with any excess hay produced either utilised through the*

connection with the wider JCM Group Holdings (UK) Ltd agricultural business or sold on the open market.

The calculations in Appendix 2 show that it could be expected that a total hay crop yield from the land would be in the region of 200 tonnes, which when utilising the average space requirements for this fodder produced would need a storage volume of approximately 1,600m3. We understand that the proposed building is to have a height of 5m to the eaves, and so to achieve the storage space required for the fodder produced, a floor area of some 320m2 would be required.

The proposed new building would extend to approximately 412.5m2 which although this exceeds the required space for the fodder alone, the additional space would be required for the storage of machinery and ancillary equipment utilised by the sucker herd.

It is noted that there is one other building located within the site which is claimed to be a stables.

GPDO

Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states the following:

Re - agricultural development on units of 5 hectares or more

Permitted development

[NB. Officer emphasis in ***bold italics***]

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—
(a) works for the **erection**, extension or alteration **of a building**; or
(b) any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

A.1 Development is not permitted by Class A if—
(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; ***which isn't the case***
(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; ***which isn't the case***
(c) it would consist of, or include, the erection, extension or alteration of a dwelling; ***which it doesn't***

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes; ***which it doesn't***
(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; or

(ii) any building erected or extended or altered by virtue of Class A,

would exceed 465 square metres, calculated as described in paragraph D.1(2)(a) of this Part; ***which it doesn't***
(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; ***the building is not within 3km of an aerodrome***
(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; ***which it doesn't***
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road; ***which it isn't***
(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; ***the proposed use is stated within the application, which isn't doesn't include these things***
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or
(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.

Which it doesn't

The proposed development also has to satisfy a range of conditions, as outlined in "A.2 – (points 1-7)". The details of the conditions are too extensive to list here. However, suffice to say a) as far as can be established at this stage, the proposal would satisfy the conditions and b) the applicant's attention could be drawn to the conditions which have to be adhered to via an informative on the Decision Notice.

SITING, DESIGN & APPEARANCE

The building measures approx. 28m long x 16m wide, 5.6m to the eaves and approx. 7.4m to the ridge. Hence, the building is rectangular with a relatively shallow dual-pitched roof. The building is to be constructed of precast concrete panels at the base and profiled powder coated steel sheeting above with matching trims (colourcoat HPS, Moorland Green SC ref. BS12B2) and profiled powder coated steel sheeting (colourcoat HPS, Moorland Green SC ref. BS12B21) with matching trims to the roof to include 15% profiled translucent sheet rooflights.

The proposed building is to be sited on an area of land that is covered with old, concrete hard-standing, located to the rear of tennis courts associated with the dwelling 'Woodend Manor'. The ground is at a considerably lower level than the tennis (approx. 3.6m) and is accessed via a concrete hard-stranding ramp. The area

is bounded by trees and hedges to 3 sides and the building referred to as the stable near to the northern boundary.

The building's size, design and appearance (as described above) may be described as a fairly standard, utilitarian agricultural building re size, design and appearance.

The building will barely be visible from public vantage points.

Bearing the above factors in mind it is considered that prior approval is required and the information submitted with the application re siting, design and appearance is acceptable to the LPA.

SUMMARY, CONCLUSION AND RECOMMENDATION

Based on the information submitted, it is considered that the proposed building is reasonably necessary for the purposes of agriculture and that prior approval is required but that the submitted information is acceptable.

OFFICER RECOMMENDATION: PRIOR APPROVAL REQUIRED AND GRANTED

Case Officer: John Williamson
Recommendation Date: 16/11/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council