DELEGATED DECISION REPORT

DET/2017/0037 **Valid 23/11/2017**	**HIGH RIDGES FARM** **HOLLINGTON ROAD** **WINNOTHDALE**	**AGRICULTURAL BUILDING FOR LIVESTOCK HOUSING AND STORAGE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Compliance with Schedule 2, Part 6, Class A of the General Permitted Development Order 2015
- Siting, Design and External Appearance

DESCRIPTION OF SITE

The application site comprises an area of land immediately to the north east of High Ridges Farm and the cluster of existing agricultural buildings associated with the farm holding.

The agricultural unit comprises an area of 109 acres. High Ridges Farm is an established dairy enterprise and as stated within the supporting statement with a stock of 93 x dairy cows; 12 x in-calf heifers; 35 x bulling heifers; 10 x heifers less than 6 months old; 11 x beef calves; and 3 x steers.

The farm is located in an isolated position accessed from Hollington Road via a long private farm track.

PROPOSAL

This application seeks the prior notification for an agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015.

The submitted Location and Site Plans show that the building would comprise a simple rectangular form with a pitched roof positioned north east of the existing farm complex. The building spans a width of 8m and a length of 27m. The overall height of the building is shown to be 5m.

The elevation plans describe the materials to be used in the construction of the building. The roof is to be a natural grey fibre cement sheeting. Vertical cladding will be present on the north, east and west elevations, with the south elevation to be left open. Below the cladding will sit 2m of concrete panels.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 6, Class A of the General Permitted Development Order 2015

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
DC1 Design Considerations

National Planning Policy Framework 2012

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY

SMD/2008/0434 Agricultural Building (Approved)

SMD/2010/0999 Agricultural Building to house cattle and livestock (Approved)

OFFICER COMMENTS

The sole consideration for this application is whether the details submitted with this application accord with Schedule 2, Part 6, Class A of the GPDO 2015 which relates to any holding of more than 5 hectares. An assessment of this application against this criterion is set out below:

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; which are reasonably necessary for the purposes of agriculture within that unit

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

The applicant has submitted a plan showing the entire land ownership of the farm holding. This plan shows that the proposed building is not located within a separate parcel of land. The application complies with part (a)

(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

A review of the planning history on this site has revealed that no Class Q development has been carried out and as such the application complies with part (b)

(c) it would consist of, or include, the erection, extension or alteration of a dwelling

The application not does not include the proposed extension or alteration of a dwelling and thereby complies with part (c)

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes

The proposed building is clearly within an established dairy farming business. The statement submitted with the application states that the proposed agricultural building is needed to house additional livestock. There is sufficient evidence to conclude that the proposed building would be for agricultural purposes and therefore the application complies with (d)

(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;

The total floor area of the proposed agricultural building totals 216 square metres and as such is compliant with part (e)

(f) the height of any part of any building, structure or works within 3km of the perimeter of an aerodrome would exceed 3m

There are no aerodromes within 3km of this site, and therefore part (f) does not apply in this case

(g) the height of any part of any building, structure or works not within 3km of the perimeter of an aerodrome would exceed 12m

The submitted elevation plans show that the proposed building would reach a maximum height of 5m and therefore would comply with part (g)

(h) any part of the development would be within 25m of a metalled part of a trunk road or classified road

There are no trunk roads or classified roads within a significant distance of this proposed building (in excess of 1km) and as such the application complies with part (h)

(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 fro the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, 400m of the curtilage of a protected building

There are no protected buildings within 400m of this proposed building and as such the application complies with part (i)

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The site is not covered by Article 2(4) land and is not connected with fish farming; the application therefore complies with part (j)

(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 400m of the curtilage of a protected building**

The proposed building will not be used for the storing of fuel for or waste from a biomass boiler and as such the application is compliant with part (k)

CONCLUSION / PLANNING BALANCE

The application seeks prior notification approval for a agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order 2015. The building would be located immediately north east of the existing farm complex and is not close to any protected building.

A full assessment of the application against the relevant legislation has found the proposed building to comprise permitted development.

The proposed scale, design and appearance of the building reflects that of other functional general purpose agricultural buildings on the site and elsewhere in the surrounding countryside. The proposed external materials are considered appropriate and sympathetic in the context of this site. The building is appropriately sited adjacent to the existing farm complex where it will be viewed against the backdrop of other buildings and will not be unduly prominent in the landscape.

It is considered that in order to control development, prior approval is required in accordance with the details submitted with the application.

OFFICER RECOMMENDATION: **Prior Approval Required and Approved**

Case Officer: James Stannard
Recommendation Date: 11th December 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council