DELEGATED DECISION REPORT

DET/2018/0005 **Valid 15/02/2018**	**UPPER FARM** **CONSALL LANE** **CONSALL**	**A REPLACEMENT IMPLEMENT SHED OF PORTAL FRAME DESIGN.** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

Whether prior approval is required as to:

- Siting
- Design
- External appearance

DESCRIPTION OF SITE

An existing makeshift covered shed with open sides supported by timber poles occupies much of the proposal site. Two silage trailers a tractor and various other implements and farming sundries were stored under the building at the date of the planning site visit (13/03/2018). Immediately alongside is a modern timber boarded semi open livestock building housing dairy cattle young stock at the same date. This building was erected as a replacement under SMD/2014/0356.

There are un-associated private residences – Joiners Farm 30m to the north and Middle Farm 75m to the NE. The latter is Grade II Listed. A public footpath right of way passes through the farm yard on a general north to south line at a point west of the proposal site.

PROPOSAL

To demolish the extant remnant structure and replace with a modern form boarded structure 3.6m to the eaves and 5m to the ridge; 9m in width and 24m in length. This would be aligned alongside the existing approved building which is of similar scale and form (SMD/2014/0356). Walls would be of natural pine in colour and material, roof in fibre cement board 'natural light grey'. It is estimated that the ridge would be lower than the highest point of the existing structure to be replaced. The eaves would be significantly lower than the existing building to be replaced.

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
DC1 Design Considerations
DC3 Landscape
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
SMD/2014/0356 – livestock housing – approved

CONSULTATIONS

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

Public Comments
None

Town / Parish Comments
Consall Parish Council – no objections

OFFICER COMMENTS

Principle of Development

The application is made under the Permitted Development procedure for agricultural buildings contained at GPDO (2015) Schedule 2, Part 6 Class A.

Class A of Schedule 2 Part 6 to the GPDO provides for an agricultural building to be erected as Permitted Development subject to a prior notification to the LPA, with subsequent assessment, and subject to the land being within an agricultural unit of 5 hectares or more.

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.

To qualify for the Permitted Development route the proposed works must be "reasonably necessary for the purposes of agriculture within that unit". The agricultural use of the land must be "for the purposes of a trade or business" and the unit must be "occupied as a unit for the purposes of agriculture", all as set out in the Interpretation Section (D.1) for Part 6 Classes A to C.

Design
In design the building is consistent with that approved in 2014 and may be considered significantly more acceptable in the immediate landscape than the structure which is to be replaced.

Amenity
There are not found to be any adverse implications for amenity either for the public or neighbours. The proposal could not be considered overbearing and may be judged of lesser impact than the existing to be replaced.

Heritage
There are not considered to be any impacts on the heritage interest of nearby Listed Buildings.

CONCLUSION / PLANNING BALANCE
From the above considerations it is concluded that prior approval is not required and that the development can proceed in accordance with the details as submitted as per Part 6 condition A.2(2)(d) (v) (bb).

OFFICER RECOMMENDATION : Prior approval not required

Case Officer: Arne Swithenbank
Recommendation Date: 13/03/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council