DELEGATED DECISION REPORT

DET/2018/0006 **Valid 20/02/2018**	**HATCHLEY FARM** **BATE LANE** **DILHORNE**	**PROPOSED PORTAL FRAMED LIVESTOCK BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether prior approval is required in accordance with GPDO (2015) Schedule 2 Part 6 as to:
- Siting
- Design
- External appearance

DESCRIPTION OF SITE

This is a full working dairy farm set in open rural landscape generally remote from immediate neighbours, save for others involved in farming. There are two farm houses at the farm site specifically associated with Hatchley Farm and a range of large modern portal frame sheds providing cover for loose cattle housing, silage and storage.

PROPOSAL

The proposal is to add relatively short extensions of up to c.18m off the NE end of the existing building range continuing the same heights and roof profiles of the buildings being extended. Material finishes are given as white concrete panels around the skirts of the building along with natural pine Yorkshire boarding to the eaves and gable apex; roof in 'natural light grey.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 3 – Supporting a Prosperous Rural Economy; 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The only recent recorded history is 04/01052/FULL (SMD/2004/1363) for a farm workers dwelling which was approved and is now built.

CONSULTATIONS

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

Public Comments
None

Town / Parish Comments
None

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 or extended 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.

Within a 400m radius of the development there are two farm houses at the farm itself and two farm houses associated with the unrelated Bate Farm c.280m to the SE. As dwellings associated with farms none of these are protected buildings as defined under Part 6.

Design
The design is entirely consistent with the existing range of buildings and no adverse effects are identified in terms of design and external appearance.

Siting
The position of the proposed extensions is off the end of an existing building range and is found not to raise any new or additional impacts.

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 conditions A.2(2)(a) and A.2 (2) (v) (bb) and A.2(2) (vi).

OFFICER RECOMMENDATION : Prior approval not required

Case Officer: Arne Swithenbank
Recommendation Date: 20th March 2018

X

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council