DELEGATED DECISION REPORT

DET/2018/0013 **Valid 19/04/2018**	**TEAN LEYS FARM TEAN LEYS LEIGH LOWER TEAN**	**APPICATION FOR STEEL FRAME CATTLE SHED** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Accordance with Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (2016 as amended)

DESCRIPTION OF SITE

The application site is the Tean Leys Farm complex; made up of a number of large agricultural steel framed buildings; situated in open countryside south west of Lower Tean village some 300m north of the A50 dual carriageway. The overall holding of the farm is 68 hectares.

PROPOSAL

This prior notification application seeks permission for a single agricultural building under Schedule 2, Part 6, Class A of the Town and Country Planning General Permitted Development Order (GPOD) 2015 (2016 as amended).

The original Application Form and Location Plan submitted with the application showed a long rectangular building positioned North West of the Tean Leys farmhouse building of the same scale and orientation as the existing buildings.

Following notification from the local authority that prior approval would be required with regards the siting and design of the proposed building, the applicant has decided to re-locate the building and amend the dimensions of the building, as per the revised Application Form and Site Plan received on 7th June 2018. The application has been assessed against these revised plans.

The revised Application Form and associated Elevation and Floor Plans submitted by the applicant show the proposed building to comprise an area of 403 square metres – spanning a length of 31m and a width of 13m. The building would have a dual pitched roof 5m to eaves level and 7m to the ridgeline.

The walls would be constructed of grey concrete panelling with a roof made up of grey fibre cement. The building would be used for housing cattle.

RELEVANT PLANNING LEGISLATION

Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (as amended 2016)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2004/1427	6no. bays and 2no. bays extensions to 2no. farm buildings (Approved 11/11/04)
SMD/2005/0565	Extension of existing farm buildings to form egg store, erection of two poultry sheds and realign farm drive (Approved 14/09/05)
SMD/2010/0951	Erection of steel framed shed (Approved 18/10/10)
SMD/2011/0177	Construction of steel framed building to house a replacement milking parlour for the existing dairy herd (Approved 22/03/11)
SMD/2014/0381	Construction of cattle shed (Approved 27/08/14)

CONSULTATIONS

Publicity

Site Notice expiry date: 7th June 2018
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received

OFFICER COMMENTS

Schedule 2, Part 6, Class A of the GDPO refers to agricultural holdings of 5 hectares or more and allows for the erection, extension or alteration of a building subject to any proposal meeting a set of criteria set out at paragraph A.1 and Condition set out in paragraph A.2.

Part 6 of the GPDO has been subject to an amendment in April 2018 which has increased the permitted floor space of an agricultural building from 465 square metres to 1000 square meters under paragraph A.1 (e) (ii).

An assessment of the revised proposal against the criteria set out at paragraph A.1 is set out below.

The proposed building is set to be located on land within the existing holding of the farm and within the curtilage of the farm buildings. The proposal complies with A.1(a).

The proposed agricultural building does not consist of the extension of an existing agricultural building and does not consist of or include the erection, extenuation, or alteration of a dwelling. The application is therefore compliant with A.1(b) and (c).

The proposed building is for agricultural purposes – the housing of cattle – which would have a total footprint of 403 square metres and a height of 7 metres. There are no aerodromes within 3km of the site and therefore the application is compliant with A.1(d), (e), (f), and (g).

The proposed building does not sit within 25m of a metalled part of a trunk road or classified road in compliance with A.1(h).

A single dwelling 'Hillcrest House' is located to the south east of the farm complex however this dwelling is associated with the agricultural operation, housing two partners of the business and is a farmhouse. As such, the proposed building does not lie within 400m of a protected building, and does not relate to fish farming. The building is not proposed for storing fuel or waste from a biomass boiler and as such is compliant with A.1(j) and (k).

In summary, the proposed agricultural building (as revised) is compliant with Schedule 2, Part 6, Class A of the GPDO 2015 (amended 2016). Given the nature of the development, and that the applicant wished to amend the location and dimensions of the building, it was considered that Prior Approval is required with regards the siting, design, and external appearance. As such, an extension of time to determine the application was agreed with the applicant.

Siting, Design and External Appearance

The proposed agricultural building is considered to be located in an area which relates well to existing agricultural buildings and the curtilage of the farm buildings.

The proposed design is considered to be of an appropriate scale, height and massing which is in keeping with other agricultural buildings on site. It is not considered that the proposed building will result in any significant adverse impacts to landscape character.

The proposed agricultural building would be constructed of materials consistent with those usually found for agricultural buildings and those currently present on site. As such the external appearance of the building is considered to be acceptable.

CONCLUSION / PLANNING BALANCE

The application is for prior notification of a proposed agricultural building under Schedule 2, Part 6 of the Town and Country Planning General Permitted Development Order 2015 (as amended in 2016).

It is considered that the application complies with all parameters set out in paragraph A.1 and that due to the nature of the development, prior approval for the building with regards to siting, design and external appearance is required.

An assessment of the revised plans submitted has found the proposal to be acceptable and therefore permission should be granted.

OFFICER RECOMMENDATION: **Prior Approval Required, Granted**

Case Officer: James Stannard
Recommendation Date: 12th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council