DELEGATED DECISION REPORT

DET/2018/0029 **Valid 24/08/2018**	**PAYNSLEY HALL FARM** **SANDON ROAD** **CRESSWELL**	**PROPOSED CATTLE BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Compliance with Schedule 2, Part 6, Class A of the General Permitted Development Order (GPDO) 2015 (2016 as amended)
- Siting, Design and External Appearance
- Schedule Ancient Monument / Archaeology

DESCRIPTION OF SITE

Remote and isolated farm in the Green Belt. Located at the end of a 2 km long unmade track. Open agricultural fields surround the farm but the prominent physical presence of a solar farm to the north west is obvious. The farm consists of a house and a cluster of sheds and farm buildings close to and surrounding an existing hardstanding.

The site also lies within a Scheduled Ancient Monument – Paynsley Hall Moated Site and Outer Enclosure, and an Archaeological Site.

PROPOSAL

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

The proposed building, which would be sited to the south west of an existing livestock building and within close proximity of the farmhouse, would have a substantial footprint of approx. 611 square metres – spanning a length of 50m and a width of 12m. The building would have a pitched roof 4.1m to eaves level and 5.7m to the ridgeline.

The walls would be constructed of concrete panels and Yorkshire boarding with profile sheeting to the roof.

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/2017/0843 – Replacement cattle shed – Approved 12/02/2018.

SMD/2013/1024 – Proposed creation of a residential dwelling for an agricultural worker linked to the existing farm business - Approved 24/03/2014.

DET/2017/0022 – Proposed change of use of agricultural building to a dwellinghouse – Approved 21/09/2017.

SMD/2018/0313 – Removal of condition 11 (Agricultural Worker Occupation) in regards to DET/2017/0022 – Pending.

CONSULTATIONS

Public Comments

One comment received from the owner of West Paynsley Farm, who states that they have no objection to the proposed agricultural building.

Parish Council comments

Draycott Parish Council – No objection.

Conservation Officer

Scheduled Monuments are managed by Historic England and a separate Scheduled Monument Consent is required for works affecting the site.

Historic England

The proposed barn is located within the scheduled monument known as Paynsley Hall moated site and outer enclosure (List Entry No. 1011050). The monument comprises a medieval manorial site and with associated earthworks and water management features. A large portion of the scheduled monument has been impacted and built over by the modern farmyard, which has removed above ground evidence. However below ground archaeological deposits are still likely to survive in places below and in between the modern interventions.

Historic England has had pre-application discussions with the applicant on these proposals and Scheduled Monument Consent for the works was applied for and granted on 20th September 2018. The barn would be located in the south of the site in an area close to the line of a possible outer enclosure - although there is no visible evidence for this on the ground. The northern half of this area was formally a ménage, which is likely to have truncated the possible archaeological deposits here. The southern half has been disturbed by groundworks related to that ménage and other adjacent development. Although foundations for the new barn could impact surviving below ground archaeology in these areas, we are satisfied that this can be mitigated through an appropriate programme of archaeological monitoring and recording. We have discussed this with the applicant and this requirement is a Condition of the Scheduled Monument Consent.

The barn would also have an impact upon the character and setting of the scheduled monument, adding to the mass of modern development on the site. However, having considered the design, scale and materials proposed, the location within the site and its relationship to the surrounding farm buildings, we would not consider this to be an overriding factor in this instance.

Recommendation

Historic England has no objection to the application on heritage grounds. We are satisfied that the scheme will be supported by an appropriate programme of archaeological works, which have been secured as part of the Condition of the granted Scheduled Monument Consent.

SCC Archaeologist

As this is a proposed development within or in the vicinity of a Scheduled Area the applicant would require Scheduled Monument Consent from DCMS via Historic England. Suggest that the applicant contact the Historic England Inspector of Ancient Monuments for Staffordshire to discuss their plans further and discuss the consent process.

OFFICER COMMENTS

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

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 the proposal meeting the criteria set out at paragraph A.1 and conditions set out in paragraph A.2.

The erection, extension or alteration of a building under Class A is permitted subject to it being reasonably necessary for the purposes of agriculture within the unit. The proposed cattle building would be a logical extension to the main cluster of buildings around the farm yard and will allow the established agricultural business to grow. It is considered that the building is reasonably necessary given the applicant's intention to increase the number of animals from 400 to 500 in the new year and the need to improve welfare standards. It is noted that a Class Q application for conversion of an existing agricultural building to a dwelling elsewhere on the unit has been granted recently (DET/2017/0022), however, that building is located more than 900 metres from the main part of the holding and is not therefore considered to be suitable for the housing of livestock as it offers no natural surveillance.

It is noted that Part 6 of the GPDO was subject to an amendment in April 2018 which 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 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 adjacent to other farm buildings and would not be sited on a separate parcel of land. The proposal complies with A.1(a).

The proposed agricultural building does not consist of the erection or extension of an agricultural building where development under Class Q or S of Part 3 of the GPDO has been carried out. As noted above, a Class Q application for conversion of a building to a dwelling has been permitted elsewhere on the agricultural unit, however, that approval has not yet been implemented.

The proposal does not consist of or include the erection, extension, 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 approx. 611 square metres and a maximum height of 5.7 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).

The nearest neighbouring dwelling is at 'West Paynsley Farm' which is located approx. 380 metres to the west of the proposed cattle building. However this neighbouring dwelling is also a farm with a holding number. As a dwelling associated with a farm this would not be a protected building as defined under Part 6. Furthermore, the owner of this neighbouring farm has confirmed that they have no objection to the proposal. There is also another dwelling on the site itself within relative close proximity of the proposed building but this is occupied by an agricultural worker linked to the farm business. As such, it is considered that 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 is compliant with Schedule 2, Part 6, Class A of the GPDO 2015 (amended 2016).

Given the location of the proposed development within the Scheduled Ancient Monument of Paynsley Hall Moated Site and Outer Enclosure, and an Archaeological Site, it is considered that Prior Approval is required with regards to siting, design and external appearance.

Siting

The proposed agricultural building is considered to be located in an area which relates well to existing agricultural buildings being sited on a level area of grassland immediately to the south west of an existing large agricultural building with an existing concrete hardstanding to separate the two buildings. It is best practice to locate new farm buildings as closely as possible to existing buildings in order to reduce any potentially harmful impact upon the character and appearance of the

countryside (previously contained in PPG7 Annex E). In this case, the chosen site complies with this best practice. It is not considered that the proposed building will result in any significant adverse impacts to landscape character. From further afield the proposed building will not be readily visible as the farm sits in a hollow relative to the surrounding landscape. There will be views of the proposal from the public footpaths which run to the north (through the farm yard) and west of the site. However, from these vantage points the proposed building will be seen largely against the backcloth of the existing building and in the context of other buildings on the farm.

Design and Appearance

The proposed design is considered to be of an appropriate scale, height and massing which is in keeping with other agricultural buildings on site. 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.

Scheduled Ancient Monument / Archaeological Site

It is noted that the proposed building would be sited within an area of land covered by a Scheduled Ancient Monument – Paynsley Hall Moated Site and Outer Enclosure as well as an Archaeological Site. The monument comprises a medieval manorial site with associated earthworks and water management features. A large portion of the scheduled monument has been impacted and built over by the modern farmyard, which has removed above ground evidence. However below ground archaeological deposits are still likely to survive in places below and in between modern interventions.

Whilst noting that the proposed building could impact upon surviving below ground archaeology, Historic England is satisfied that such impact can be mitigated through an appropriate programme of archaeological monitoring and recording and this is a condition of the Scheduled Monument Consent that was granted by Historic England in September 2018.

Historic England consider that the proposal would have an impact on the character and setting of the scheduled monument. However, having regard to the design, scale and materials proposed, the location within the site and its relationship to the other farm buildings, Historic England does not consider this to be an overriding factor.

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 criteria set out in paragraph A.1.

The siting, design and external appearance of the proposed building are considered acceptable and there are no objections to the proposal on heritage grounds. Accordingly, the recommendation is that prior approval be granted.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED & GRANTED

Case Officer: Mark Ollerenshaw
Recommendation Date: 18/10/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council