**DELEGATED DECISION REPORT**

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| **DET/2019/0004**<br>**Valid 01/03/2019** | **LITTLE GREENHEAD FARM**<br>**BROAD OAK LANE**<br>**KINGSLEY MOOR** | **PROPOSED PORTAL FRAME WITH OPEN SPAN**<br><br>**(AGRICULTURAL/FORESTRY DETERMINATION)** |

## MAIN ISSUES

- Whether the scheme complies with the GPDO Schedule 2 Part 6 Class A;
- Siting;
- Design;
- External appearance.

## DESCRIPTION OF SITE

The application site is a parcel of land positioned on the eastern edge of the Little Green Head Farm complex. The wider farmstead consists of a collection of agricultural outbuildings, the original farmhouse and a recently constructed, second farm workers dwelling. Land levels within the area where the proposed building would be located are generally flat with the ground being enclosed on three sides by post and rail fencing and a substantially sized roadside hedgerow. There appears to be two vehicular accesses to the farmstead off Broad Oak Lane; the narrower access being close to the junction with the A52 Leek Road and a wider one further along the road being close to where the agricultural building is now proposed. The application site is located within the open countryside and has a Green Belt designation.

## PROPOSAL

The application is for the erection of a pitched roof, detached, agricultural building. The building would have a footprint of approximately 24.4m x 13.7m, an eaves height of 3.8m and ridge height of 4.7m. The submitted elevations/footprint drawing shows that the southern facing gable would be open and that there would be another opening (one bay) within the western facing wall. The plans show that the lower sections of wall wold consist of concrete panels upon which would sit dark blue profiled sheeting for all doors and the roof.

The applicant's agent has submitted information to justify/demonstrate the need for the new building.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

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| SS1 | Development Principles |
| SS1a | Presumption in Favour of Sustainable Development |
| SS6c | Other Rural Areas Area Strategy |
| SD4 | Pollution and Flood Risk |
| DC1 | Design Considerations |
| DC3 | Landscape and Settlement Setting |
| R1 | Rural Diversification |
| T1 | Development and Sustainable Transport |

**Supplementary Planning Document**

1. Staffordshire Moorlands Design Guide

**Supplementary Planning Guidance**

1. Design Principles for Development in the Staffordshire Moorlands: Agricultural Buildings

**Emerging Staffordshire Moorlands Local Plan**

**National Policy Guidance**

Paragraph 48 of the newly adopted NPPF states that:

"….decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

**Local Plan process**

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public has now been held in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is

expected to be adopted in the Spring of 2019. At this point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination;
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process;
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

**Emerging Policies**

The following policies (including their weighting) are considered to be relevant to this application:

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| SS1 | Development Principles (Moderate) |
| SS1a | Presumption in Favour of Sustainable Development (Significant) |
| SS10 | Other Rural Areas Strategy (Limited) |
| SD4 | Pollution and Water Quality (Significant) |
| SD5 | Flood Risk (Significant) |
| DC1 | Design Considerations (Moderate) |
| DC3 | Landscape and Settlement Setting (Significant) |
| E1 | New Employment Development (Moderate) |
| T1 | Development and Sustainable Transport (Moderate) |

**National Planning Policy Framework (2019)**

Section 12: Achieving well-designed places.

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

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| SMD/2016/0616 | New agricultural workers dwelling. Approved. |
| DET/2016/00475 | Erection of agricultural building. Approved. |
| SMD/2016/0351 | New access track (retrospective). Approved. |
| SMD/2014/0473 | Farm workers dwelling. Approved. |

SMD/2013/0837 Farm workers dwelling. Refused.

12/00562/PNOT_1 Storage and machinery store. Approved.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 28/03/2019

**Public Comments:** None

**Kingsley Parish Council:** Recommend approval.

## OFFICER COMMENTS

Principle of Development

Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are 'reasonably necessary for the purposes of agriculture within that unit.' Although the application site is located within the Green Belt the principle of the erection of an agricultural building does not need to be considered (although Green Belt policy does allow for agricultural development and cites it as one of the policy exceptions).

The application forms state that the agricultural holding equates to approximately 65 hectares and has been in operation for approximately 100 years. It is understood that the holding is entirely devoted to dairy stock; 100 plus milking, approximately 10 or so followers and a stock bull.

The applicant's agent has supplied additional information to justify the need for the new building. The email can be summarised as follows;

- All forage in self bound but feeding straw bought in bulk loads of up to 30 tons which is mixed with dry feed concentrates (also delivered in bulk and on site silage in a mixer wagon an fed to housed cows throughout the year;
- Straw can only be delivered via large lorries through the wide farm entrance off Broad Oak Lane;
- Straw stored (large bales) on the ground near the silage clamp near to the wide farm access; better for it to be stored undercover as quickly deteriorates when it rains;
- Safe storage;
- Proposed location allows for easy access off Broad Oak Lane and near to the silage with which it is mixed;
- Building also needed for safe, undercover storage of large farm machinery including tractors, mixer wagons, forage harvesters etc;

- Machinery was stored in a large shed on a neighbouring holding which is no longer available to the applicant;
- Other buildings on site are used for the housing of livestock and small machinery storage;
- Due to size of modern farm machinery and need to stack straw bales the proposed shed is proportionate in height to its intended function and of a plan form large enough to be fit for purpose.

The application is accompanied by a comprehensive set of drawings including elevations, location and block plan. There are no proposed alterations to the vehicular accesses.

Part 6, Class A, 'Agriculture and Forestry' of the Town and Country Planning GPDO requires for the erection, extension or alteration of a building to be 'reasonably necessary for the purposes of agriculture.' from a site visit, a search of the planning history, the recent construction of an agricultural worker's dwelling and the additional information submitted by the applicant it is considered that the proposed new building would be 'reasonably necessary for the purposes of agriculture.'

Assessment of Part 6 Class A

- New building is reasonably required for the purposes of agriculture.
- Site is 65 hectares which is greater than the 5 hectares required.

A.1

(a) New building would not be sited on a separate parcel of land less than 1 hectare in area;
(b) No part of the site has been subjected to a development under Part 3 Class Q or S;
(c) Does not concern a new/extended agricultural dwelling;
(d) Building is designed for agricultural purposes;
(e) Building will not exceed an area of 1000 square metres;
(f) Building is not within 3 kilometres of an aerodrome
(g) Does not exceed 12m in height;
(h) Not within 25m of a trunk or classified road;
(i) Will not be used for livestock or storage of slurry or sewage sludge;
(j) Not on article 2(4) land or connected with fish farming;
(k) Not for storage of fuel or waste from a biomass boiler;

It is considered that the application complies with the technical requirements of Part 6 Class A and therefore consideration is given to the siting, design and external appearance of the building.

Design, External Appearance and Siting

There are no objections to either the design or external appearance of the building. With a footprint of approximately 13.7m x 24.4m, eaves height of 3.8m and overall ridge height of 4.7m, the building cannot be said to be excessively sized. The proposed footprint (at approximately 334 square metres) is well within the 1000 square metres area allowance as set out within the April 2018 amendments to the

GPDO. The use of concrete panels for the lower walls and profile sheeting for the roof and upper wall sections is acceptable and are not uncommon materials used for the construction of an agricultural building. It is understood the applicant is considering the use of either dark blue or juniper green profiled sheeting for the upper sections of the walls and roof, neither colour causes any concern but it is recommended that a condition is added to secure the exact details prior to the cladding being fitted.

Given that the building will be located relatively close to Broad Oak Lane it is inevitable that the proposed siting will result in some visual impact upon the countryside at this point. A previous application for a new agricultural building and vehicular access was amended to remove the building element of the scheme. The application proceeded to secure retrospective consent for the access but the officer's report indicated that the building had been removed due to concerns about the landscape impact it would have. However, comparison of the current application to the building which was removed from the 'access' application shows a building which is different in its size and appearance. Close inspection shows that the current building although being the same length, is approximately 4.5m narrower and has a much lower ridge level. The proposed ridge is 4.7m high whereas the withdrawn building had an eaves height greater than this at 4.9m. It is clear that this application proposes abuilding which will have less of a visual impact. It is recognised that the building is slightly divorced from the main cluster of farm buildings however, the visual links between the proposed building location and the existing farmstead shall remain, the new building will be seen in the context of other farm buildings/features for example the access track, silage clamp and slurry bed. Any views of the building from Leek Road will be limited due to the majority of the existing farm buildings acting as a screen. The building will be more visually prominent when viewed from Broad Oak Lane although there is a substantially sized hedgerow and a set back distance of approximately 18m-20m from the roadside. The very presence of a building will result in some landscape impact but nothing sufficient to sustain a refusal.

**CONCLUSION / PLANNING BALANCE**

For the reasons outlined above it is considered that the scheme complies with the provisions of Part 6, Class A of the GPDO and that the scheme is acceptable in terms of siting, design and external appearance.

**OFFICER RECOMMENDATION :** Approval

**Case Officer:** Lisa Jackson
**Recommendation Date:** 29/03/2019

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**