**DELEGATED DECISION REPORT**

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| **DET/2020/0009**<br>**Valid 03/03/2020** | **HEYBRIDGE FARM**<br>**UTTOXETER ROAD**<br>**LOWER TEAN** | **AGRICULTURAL STEEL PORTAL FRAMED BUILDING FOR STORAGE OF STRAW AND AGRICULTURAL MACHINERY.**<br><br>**(AGRICULTURAL/FORESTRY DETERMINATION)** |

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## MAIN ISSUES

Is prior approval required for the siting, design and external appearance of the proposed building?

## DESCRIPTION OF SITE

Heybridge Farm is recorded as a historic farmstead, a mid 19th century farmstead laid out around a regular three-sided courtyard, farmhouse and additional detached outbuildings, which form part of a planned farmstead of the Phillips family of Heath House and Tean Hall Mill. The farmstead includes a listed mid 19th C red brick dovecote with stone quoins. To the west of the site, about 40m, there is the listed 17th C cottage off Mill Lane.

The building would be located to the far south west of the existing farmstead, beyond the existing yard, in an open area of field where it would touch the edge of the River Tean Flood Zone.

Public Footpaths no. 42 and 9 cross open countryside running to the west and south of the site.

## PROPOSAL

The application seeks a determination as to whether the prior approval of the siting, design and external appearance of a proposed new building, will be required.

It is said that the building is required to store straw and machinery. 37m by 26m (962 sqm) with a maximum ridge height of 9.5 metres.

Application only includes a site/block plan and the form.

Grey concrete and green box profile steel sheet walls
Grey fibre cement roof sheets

The form states that the farm business has grown and needs more indoor storage space.

The form states that modern farm machinery is getting larger and needs more space to be securely stored. It is said that the farm has 80 + head of beef cattle and the new building would make it possible to buy inputs, ( ie. straw, cattle feed ) in larger quantities thus making the business more cost effective and sustainable as a working family farm.

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

87/00499/OLD Change of use of equipment storage shed to farm shop. Approved.
01/00126/FUL Agricultural building. Approved.
03/00906/NOT_AG Agricultural building. No Decision.
10/00060/PNOT_1 Agricultural building. Prior Approval Refused.

## OFFICER COMMENTS

An application for prior approval would provide opportunity to consider how the building would affect the setting of the nearby listed buildings and appear within the landscape and impact on the countryside amenity available to users of the public footpaths. Particular attention should be given to the appearance of elevations relative to views from and toward the listed buildings and middle and long distant views within the landscape. In respect of the building's siting, full analysis would allow us to establish how the building would impact on the Floodzone and whether there are better alternative locations available in terms of exposure, prominence and impacts on landscape.

Moreover, whilst it is not a matter for determination under the context of this application, it is perhaps prudent to question whether the proposed building is reasonably necessary for the purposes of agriculture within the unit. If the development does not objectively pass that test it is not permitted at all. This is raised as a concern particularly because there do appear to be a large number of sizeable sheds already available. A review of recently dated aerial photographs does not reveal any obvious evidence of farm activity on the land or property. Perhaps there needs to be confirmation that the land is already operational for agricultural trade or business and an explanation as to how existing buildings are used and why it is necessary to build another.

## CONCLUSION / PLANNING BALANCE

Provision of the building could involve development that has considerable impact on the setting of Listed Buildings, appear prominent and harmful within a sensitive landscape when viewed from public footpaths, and be detrimental to the functioning of the River Tean Floodzone. The prior approval of the siting, design and external appearance of the building is therefore, required.

**OFFICER RECOMMENDATION : PNREQ**

**Case Officer: Ben Hurst**
**Recommendation Date: 27/03/2020**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**