DELEGATED DECISION REPORT

DET/2020/0023 **Valid 28/05/2020**	**WORMHILL FARM HADDON LANE HEATON**	**PROPOSED ROOFING OVER CATTLE AND SHEEP HANDLING YARD** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

Whether or not the proposed farm building can be built under a Notification of Prior Approval application under Part 6 of the GPDO rather than a full planning application. If so, whether or not the siting, design and external appearance of the proposed building is acceptable.

DESCRIPTION OF SITE

The site is adjacent to one of the larger existing farm buildings within the middle of a complex of farm buildings forming Wormhill Farm which is in a remote location accessed via a very long farm access road to the north of Rushton Spencer village on the east side of the A523. There is another farm immediately to the wes of the farm complex called Wormhough Farm. Both farms are surrounded by open land and fields but there are no significant land constraints or designations in this area. The farm has a size of 15.8 hectares.

PROPOSAL

The application is a Notification of Prior Approval application for the erection of a canopy structure covering a narrow yard area between two farm buildings to the north and south and which would be adjacent to them. The yard area is used for the handling of livestock. It would be placed onto concrete walls which are “already in place”. It would have an area of 23.3 x 7.6 metres and a max height of 6.8 metres. The roofing materials would comprise grey fibre cement sheets. The applicant explains that “putting a roof over the sloping cattle and sheep handling area will prevent rainfall mixing with dung, thus preventing the formation of slurry which would otherwise run down the yard and risk sinking into the ground. The roofing project will minimise the risk of excess nutrients seeping into the groundwater in what is a groundwater safeguard zone.”

Under Part 6 of the GPDO, a full planning application is not required for new agricultural buildings or extensions on farms exceeding 5 hectares in size, subject to the proposal meeting all the other criteria set out in that part. However, the same part of the GPDO requires the submission of a “Notification of Prior Approval” application and the Council must determine whether or not the siting and appearance of the building is acceptable. It must decide whether or not Prior Approval is required and therefore request further information in which to determine

the proposal, or whether or not on the basis of the information submitted, the application should be refused.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2017/0026: Roof over existing muck store. Approved.

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

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO and therefore the "Notification of Prior Approval" process can be used to determine if the building can be permitted. As it meets Class A.1, the building will be permitted development that can be carried out without needing full planning permission if the tests of Class A.2 are met i.e. if the siting and appearance of the structure is acceptable.

I consider the siting and appearance of the structure to be acceptable without the need for submission of further details. Although elevation drawings have not been provided it is clear from the application form that it would be lodged between two large farm buildings and would be completely screened by buildings on all four sides. It would be barely visible from outside of the farm building complex. The materials and their colour are not inappropriate for a farm in this location and would blend in with the other buildings thus minimising the impact on the landscape. Another roof for a muck-store to the west of the building to the north of the site was approved in 2017 via the Notification of Prior Approval process. On this basis prior approval is not required on this occaision.

CONCLUSION / PLANNING BALANCE

The proposed revised scheme meets the criteria under Class A.1 for Part 6

development and the siting and appearance are considered to be acceptable therefore meeting the tests of Class A.2 of Part 6. The proposed building is therefore considered to be permitted development without needing a full application and no further Prior Approval is needed.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 25.6.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council