DELEGATED DECISION REPORT

DET/2020/0024 **Valid 01/06/2020**	**OVERTON FARM FOLE LANE** **OVERTON** **HOLLINGTON**	**ERECTION OF AGRICULTURAL BUILDING FOR STORAGE OF FORAGE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

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

DESCRIPTION OF SITE
Premises are surrounded by open farmland countryside. They are in an 'other rural area' beyond the smaller village of Hollington. A 130m track runs from Fole Lane to the farm house and behind the farm house to the north is a range of farm sheds.

A fork from the access to the east joins up to what appears to be a customer carpark which does not appear to benefit from planning permission.

PROPOSAL
The application seeks a determination as to whether the prior approval of the siting, design and external appearance of proposed development, that includes the erection of a new building, will be required. The form indicates that the building would be used to store fodder.

The new building would be 10m by 32m with a maximum ridge height of 7.2 metres. Application includes a site/block plan, full elevations and the form. Open fronted with steel sanctions, cladding and fibre cement sheet roofing.

OFFICER COMMENTS
The submitted plan shows how the building would be sited to the exposed northern edge of the site and at the end of a range of sheds where it would extend and prolong their run into open land to the west. Here it would be positioned to the side of an existing bund of established planting and would not take any advantage of its screening and enclosing effects. The submitted plan shows how the new building might be located adjacent to and with proximity to other buildings- lines on the plan appear to indicate the footprint of such buildings. However, they are not evident on aerial photographs and there is no relevant planning history. Prior approval of siting in particular would allow an exploration and clarification on these matters.

It would appear that unauthorised development has occurred – buildings and carparks constructed without consent. Moreover, there would appear to be an unauthorised commercial use of the premises and buildings. With limited information and no planning history there appears to be a question over whether the additional building is reasonably necessary for agriculture and whether existing buildings would

be fit and available for agricultural purpose. The submitted plan also appears to show that other buildings might have been constructed within the last 2 years taking the accumulative floor area above 1000sqm.

CONCLUSION / PLANNING BALANCE

There is some question over whether the development is 'reasonably necessary for the purposes of agriculture', would be provided on an 'agricultural unit', or would result in an area of over 1000sqm in combination with other buildings built within the last 2 years; and as such whether it would be permitted by Part 6, Class A of the GPDO.

Prior approval would allow, in relation to other development on the site, and ability to establish whether siting in particular has been appropriately selected.

OFFICER RECOMMENDATION : PNREQ

Case Officer: Ben Hurst
Recommendation Date: 29/06/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council