DELEGATED DECISION REPORT

DET/2020/0028 **Valid 16/06/2020**	**ROACHES VIEW LEEK ROAD ENDON**	**AGRICULTURAL BUILDING EXTENSION** **(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 LPA wishes to approve the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

The site comprises a plant nursery on the north side of Leek Road and in the countryside a short distance to the east of Endon village. There are several polytunnels, glasshouses and storage buildings connected to the horticultural business but there is also more open land in the rear part of the site which has a total area of 5.5 hectares. The site is surrounded by open land in the Green Belt. The actual red line application site is immediately to the north of a typical metal-sheeted agricultural storage building.

PROPOSAL

The application is a Notification of Prior Approval application for a lean-to extension on the north edge of the metal-sided storage building to be used for enlarged horticultural storage purposes in connection with the plant nursery business on site ("Proctors Nursery"). The application form states this would have a footprint of 18.3 x 4.6 metres (spanning the whole side wall of the existing building), an eaves height of 3.9 metres and a max height of 4.3 metres. It would be built of olive green corrugated metal sheets above a 1m high grey concrete base, for the walls and the roof would comprise corrugated grey fibre cement materials. The application includes a site plan showing the exact footprint of the extension and its location within the overall site in relation to all the other nursery buildings at the property.

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 on the basis of the submitted information it wishes to approve the details of the siting and design.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been several full planning approvals on the property within the last ten years for polytunnels, storage buildings, glasshouses, a new access and a horticultural workers dwelling.

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.2, the building will be permitted development that can be carried out without needing full planning permission. The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be.

Given the location of the extension, the surrounding development and the written description, I consider that no further details are required for the purposes of approving it. The extension would clearly read as a lean-to extension to an existing building and with less height and which respects the scale and finishing materials of the existing building, which has typical green colour materials to help it blend in with the landscape. It would be visible from the main road to the south due to being close to the east side boundary but there is a long hedge stretching most of the east side boundary of the property which provides decent screening of the extension. The current building is set back considerably from the road, so although the extension would be visible from the east, it is unlikely to be harmfully prominent in the landscape and when viewed from the more open land to the north, would be seen

against the backdrop of the existing building. It would be very well screened from land outside the property to the south and west by other nursery buildings.

CONCLUSION / PLANNING BALANCE

The proposed extension meets the criteria under Class A.1 for Part 6 development. Despite the absence of elevation drawings, there is enough information on the site plan and application form to determine that the siting and appearance would not need any further assessment, 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: 14.7.20

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council