DELEGATED DECISION REPORT

DET/2020/0036 **Valid 17/07/2020**	**BARNFIELDS FARM** **BARNFIELDS LANE** **KINGSLEY**	**PROPOSED INSTALLATION OF A 5 TONNE ANIMAL FEED SILO WITH A HEIGHT OF 5.5M** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether or not the proposed farm building can be built as a Prior Approval application under Part 6 of the GPDO rather than a full planning application.
- If so, whether the LPA wishes to approve the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

The application site comprises Barnfields Farm located at the end of Barnfields Lane, a private road to the southwest of the village of Kingsley. The site comprises a detached dwelling used for holiday accommodation, with 2no. further properties and a range of agricultural buildings located on the eastern side of Barnfields Lane. The land associated with the farm is located to the north, east and south of the buildings and extends to 7 hectares. The application form states that the business has been operating for 2 years, 9 months.

PROPOSAL

This application seeks Prior Approval for a silo to store animal feed. The application form states that it is required in order to prevent cross-contamination and access by vermin. The silo will comprise a standard off-the-shelf feed bin and will measure 2.7 metres in length, 2.7 metres in width and have an overall height of 5.5 metres. It will be constructed of green galvanised metal. Details have been provided that indicate that the silo will be sited immediately adjacent the southern elevation of an existing modern agricultural building, within an existing yard area.

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, submission of a Prior Approval application must be submitted to determine whether, on the basis of the submitted information, the Local Planning Authority wishes to approve the siting, design and/or appearance of the proposed building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent planning history for agricultural buildings or developments.

CONSULTATIONS

None

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO and therefore the proposed silo comprises permitted development, subject to the prior approval process.

The silo would be of a standard design and will be coloured green to help it blend in with the surrounding landscape/buildings. It will be sited within an existing yard, adjacent to an existing agricultural building. The silo will be taller than the existing agricultural building. However it will be viewed against a backdrop of existing buildings and some limited tree cover. It will also be largely screened from the nearby bungalow on the opposite side of the lane by the agricultural building.

Barnfields Lane is a private road and a Public Right of Way, whilst numerous other Public Rights of Way traverse the application site as well as the surrounding fields. The proposed silo will therefore be visible to those using the public footpaths, as well as those residing in the nearby village. However given the siting and design of the proposed building, it will appear as an agricultural building that would not look out of place within the rural area.

CONCLUSION / PLANNING BALANCE

The proposed extension meets the criteria under Class A.1 of Part 6, Schedule 2 of the GPDO. Despite the absence of elevation drawings, there is enough information in the location plan and application form to determine that the siting and appearance of the proposed building will not require 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: Ailsa Berry
Recommendation Date: 10/08/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council