DELEGATED DECISION REPORT

DET/2020/0052 **Valid 28/10/2020**	**HOLLY TREE FARM** **SCHOOL LANE** **HORTON**	**AGRICULTURAL STORE FOR THE STORAGE OF TRACTORS, AGRICULTURAL EQUIPMENT AND HAY** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether or not the prior approval of the LPA is required as set out under GPDO Schedule 2 Part 6 Class A – namely as to the:
- Siting
- Design
- External appearance

DESCRIPTION OF SITE

Field corner position to the north side of the public footpath known as School Lane – at this point a gravel track and not shown recorded as being a classified road. The field boundaries to both the south and west edges of the site are well hedged and include some large mature trees. The applicant's dwelling is adjacent, beyond the westerly field boundary with its access drive along the opposite side of the hedge and leading to a yard area and a further building at the rear of the property which appears two storey but is described as a garage on the submitted site plans. There is a manège with flood lighting columns behind this further building. About half of the manège juts into the field of the application site.

There are two nearby un-related private dwellings, one to the west and one to the south east, both at c.70m distances. The location is within the North Staffordshire Green Belt and within the Ancient Slope and Valley Farmlands landscape character type.

PROPOSAL

The proposed building would be 12.6m x 12.6m in area and 4.6m to the eaves and 6m to the ridge.

The position of the building would be c.5m from the westerly hedge and between 4m and 7m from the southern boundary hedge adjacent to the public track.

The proposal also involves a significant area of hardstanding (c.50m2) and a loop of access track at the rear (north) to connect the building with the yard to the rear of the dwelling.

The walls and roof are proposed externally in 'profiled metal sheeting' in colour BS 12B27 olive green. There would be a large roller shutter door to the north facing gable elevation and a personnel door to the northern end of the west side elevation.

The agent for the applicant states: "This application follows the withdrawal of an earlier application (DET/2020/0026) for a similar building. The farm has been extended since the original application with the acquisition of a further 2.3ha giving a total holding of 6.9ha. The applicant is using the farm for sheep farming and hay for both his own use and for sale."

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

Core Strategy Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2020/0026 agricultural store for the storage of tractors, agricultural equipment and hay – prior approval required – not subsequently progressed and in the agent's words, "withdrawn"

There is no earlier recent record of any planning history on the applicant's land or buildings save for reference to an enforcement inquiry 00/00088/BOC "formation of pond/running boarding kennel / training".

CONSULTATIONS

Publicity

Not applicable at this prior notification stage

OFFICER COMMENTS

Principle of Development

The application is made under the Permitted Development procedure for agricultural buildings contained at GPDO (2015) Schedule 2, Part 6 Class A.

Class A of Schedule 2 Part 6 to the GPDO provides for an agricultural building to be erected as Permitted Development subject to a prior notification to the LPA, with subsequent assessment, and subject to the land being within an agricultural unit of 5 hectares or more.

The prior notification requirement is an opportunity for the LPA to determine whether prior approval should be required as to the siting, design and external appearance.

To qualify for the Permitted Development route the proposed works must be "reasonably necessary for the purposes of agriculture within that unit". The agricultural use of the land must be "for the purposes of a trade or business" and the unit must be "occupied as a unit for the purposes of agriculture", all as set out in the Interpretation Section (D.1) for Part 6 Classes A to C.

The site is in the open rural countryside in a location considered to be of high quality (ranked at level four on a five point scale where five is highest) on the basis of the Staffordshire county-wide landscape assessment which places it in the Ancient Slope and Valley Farmlands landscape character type.

The application is for a determination as to whether prior approval would be required in terms of siting, design and external appearance. Given the high landscape quality classification, the obvious attractive qualities of the specific site, the proximity of prominent mature trees, the proximity of neighbouring un-related private dwellings and the potential for intensification of vehicular access from the public highway (status of public footpath) which is generally single track it is concluded that subject to qualifying as an application under Part 6 prior approval should be required.

CONCLUSION / PLANNING BALANCE

There are identifiable landscape and environmental sensitivities to the location and it is therefore appropriate that the development be subject to prior approval in order that all matters can be fully considered. The LPA will also want to establish whether or not the proposal is eligible under part 6.

OFFICER RECOMMENDATION : Prior approval required

Case Officer: Arne Swithenbank
Recommendation Date: 25th November 2020

X 

Signed by: Jane Colley Signature
On behalf of Staffordshire Moorlands District Council