DELEGATED DECISION REPORT

DET/2020/0060 **Valid 23/11/2020**	**PARKFIELDS FARM** **CHERRY LANE** **CHEADLE**	**PROPOSED STEEL PORTAL FRAMED BUILDING** **(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

Giving consideration in particular in this case to

- Landscape
- Heritage
- Public and neighbour amenity

DESCRIPTION OF SITE

Rural field site breaking out to the north of the existing containing boundary of the current operational farm site. Nearest un-related dwellings at Abbots Haye c.300m to the west and Woodhead Hall Farm (now dwellings) c.400m to the west. On the south side of the Parkfields Farm buildings is the farm house which is Grade II Listed and a separately Listed gazebo (also Grade II). At 200m to the SW are Hales Hall which is Grade II* Listed and the Coach House and stables to Hales Hall which are Grade II Listed. Cherry Lane is a public footpath right of way and passes alongside at a distance of c.150m to the west.

PROPOSAL

A large agricultural store shed 37m x 24m with eaves to 6m and 9.4m roof ridge. Walls: Plastisol coated box profile metal cladding in Slate Blue down to lower 2m comprising concrete panels. Roof also in Plastisol coated box profile metal cladding in Slate Blue, with ridge and barge boards at the gable ends. Walls enclosed to all sides incorporating a roller shutter door access and personnel door to one end of one long elevation. The scheme layout also shows an extensive yard hard standing area of c.1,500 m2. A new hedge is proposed to the north side for a length of 300m to compartmentalise the field and structurally segregate this new developed part from the remainder.

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
E1 New Employment Development
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; 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
None specific to the site but previous store sheds etc at the existing farmstead.
00/01005/FUK – livestock building – approved
12/00683/PNOT_1 – steel framed building with a fibre cement roof – approved

CONSULTATIONS

None at this prior notice 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 in landscape of moderate quality (ranked at level three 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. Noting the overall size of the building in particular the eaves and ridge heights and given the landscape quality classification, the general attractive qualities of the location; that there is a public footpath right of way in proximity and several Listed Heritage assets it is concluded that subject to qualifying as an application under Part 6 prior approval should be required. The farm is known to the LPA as a large mixed use enterprise of cereal and/or grass crop growing and livestock rearing and there has been to date no doubt on the part of the LPA as to this being a bone fide agricultural unit qualifying under Part 6.

CONCLUSION / PLANNING BALANCE

There are identifiable landscape and heritage considerations in proximity to the location and especially noting the building heights it is therefore appropriate that the development be subject to prior approval in order that all matters of siting, design and external appearance can be fully considered.

OFFICER RECOMMENDATION : Prior approval required

Case Officer: Arne Swithenbank

Recommendation Date: 21st December 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council