DELEGATED DECISION REPORT

DET/2020/0021 **Valid 26/05/2020**	**HOMELAND FARM SARVER LANE DILHORNE**	**STEEL PORTAL FRAME AGRICULTURAL BUILDING** **(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 siting, design and external appearance of the proposed building is acceptable.

DESCRIPTION OF SITE

The site is part of a complex of farm buildings on the southern edge of the small village of Dilhorne and lies to the south of Sarver Road. It is in the Green Belt. The village and several houses lie a short distance to the north lies and open countryside lies to the west, south and east. The overall farm has an area of 45 hectares.

PROPOSAL

The application is a Notification of Prior Approval application for the erection of a farm storage building measuring 30.0 x 15.2 metres and would have a max height of 6.0 metres (4.6 metres to the eaves). It would be used to house and store machinery. Two walls and the roof would have Juniper Green metal sheeting and the remaining wall (a side gable) would have a timber board finish. The remaining wall would be open. It would be placed to the east of the existing complex of farm buildings, on open land which appears to be hard-surfaced and used for the storage of vehicles and machinery.

The application is a resubmission of another Notification of Prior Approval application which was refused earlier this year. This was for the erection of a farm storage building measuring 42.0 x 15.2 metres so therefore was 12.0 metres longer. It was also placed slightly further away from the road. It would have been used to house livestock (cattle) as well as machinery. It was refused because it would have accommodated livestock and would have been within 400 metres of dwellings outside of the farm. The new scheme outlines that livestock storage is no longer required and that two bays have been removed to create a smaller building for machinery storage only.

Under Part 6 of the GPDO, a full planning application is not required for new agricultural buildings 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 or not the siting and appearance of the building is acceptable. It must decide whether or not Prior Approval is required and therefore request further information in which to determine the proposal, or whether or not on the basis of the information submitted, the application should be refused.

On 23rd June 2020 it was decided that Prior Approval was required for the development. It met the criteria in the first part of Part 6 Class A i.e. A notification of Prior Approval application could be applied for the building, but the absence of elevation drawings, details of finishing materials and other details meant that it could not be determined whether or not the siting and appearance of the development was acceptable. Those details were requested in the Decision Notice stating that Prior Approval was required.

The requested details were received by the Council on 15th September 2020. It includes elevation drawings showing a typical modern portal-framed agricultural storage building which is open on one of the longer elevations, facing an existing yard to the west and with a 2m high concrete base on the other three sides supporting Juniper Green metal sheeting for walls on the north side gable elevation (which faces the road), long rear elevation (facing the open land to the east) and Yorskshire timber boarding on the south side gable elevation. The roof would comprise Juniper Green metal sheeting and there would be several rooflights of matching profile to allow light into the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2020/0014: Previous submission for the proposed building. Refused.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Objection on the grounds of overdevelopment in the Green Belt and harm to the visual and residential amenities of the area.

OFFICER COMMENTS

I consider the siting and appearance of the building to be acceptable. The proposed building relates closely to the large complex of farm buildings, being placed parallel at a close distance to larger farm buildings and utilising a large yard area where a number of vehicles and machinery are already kept. It is a similar height and design to the other farm buildings i.e. a modern portal style and would have appropriate timber boarding and Juniper Green metal materials which are in keeping with rural farms in this area. It would therefore be seen against the backdrop of the farm building complex and would not harmfully encroach onto more open land. The adjacent buildings would be closer to Sarver Lane than the one proposed and therefore the residential amenities of the dwellings on this lane would not be harmed, especially as it would not be used to accommodate livestock which can lead to smells/odours and noise.

CONCLUSION / PLANNING BALANCE

The proposed revised scheme meets the criteria under Class A.1 for Part 6 development and the siting and appearance are considered to be acceptable therefore meeting the tests of Class A.2 of Part 6. The proposed building is therefore considered to be permitted development and “Prior Approval” shouldbe granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 10/11/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council