

DELEGATED DECISION REPORT

DET/2021/0009
Valid 23/03/2021

HOLMLEA COTTAGE
LEEK ROAD
MOORVILLE
CELLARHEAD

PROPOSED LEAN TO OFF
EXISTING 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

DESCRIPTION OF SITE

An existing stand-alone metal shed in green field setting about 60m back from the road. Holmlea Cott stands closer to the road and a track to the side serves the application proposal. There are un-connected neighbouring dwellings at Laburnum Cott and Gravel Cott c.80m to the NNE.

This is said to be a 5.3ha holding but no details are provided of the full location of all of this land nor of the type of farming activity.

PROPOSAL

18m x 7.6m with eaves 2.9m and lean-to ridge 4.4m. Back gable and side - concrete panels 2 metres high and box profile sheets from eaves down, panels to match existing building. Front gable - 1 doorway 3.5 metres wide x 3 metres high and box profile sheets to cover remainder in "olive green to match existing". Roof natural grey to match existing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
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
- Design Guide SPD adopted 21st February 2018

Core Strategy Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2016/0019 – steel portal framed agricultural building – approved

CONSULTATIONS

None at this prior notice stage.

Publicity

N/A at this stage of the prior notice application.

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 application is for a determination as to whether prior approval would be required

in terms of siting, design and external appearance. Noting the landscape classification and the presence of a nearby public footpath it is concluded that prior approval should be required.

Design

In design the scheme is consistent with the existing building.

Siting

The building stands prominently in open views from the road. Whether the intensification of use of this site raises highways matters is not as yet known but could be at issue given the nature of the A520 it is accessed from.

Highway Safety

As noted under siting above this needs to be considered.

CONCLUSION / PLANNING BALANCE

There are identifiable landscape visual amenity considerations at this location and potential highways implications if there is to be an intensification of use. 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 including whether there are any highways considerations.

OFFICER RECOMMENDATION : Prior approval required

Case Officer: Arne Swithenbank

Recommendation Date: 20.04.2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council