

DELEGATED DECISION REPORT

DET/2021/0010
Valid 29/03/2021

DOGCROFT FARM
TOMPKIN ROAD
STANLEY

PROPOSED NEW STEEL
FRAMED IMPLEMENT STORE

(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 LPA wishes to approve the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

Dogcroft Farm provides a linear run of yard areas and sheds to the rear or south of two farm dwellings within the applicant's ownership. The farm stead has a tight arrangement including portal sheds, silage clamp and yard areas. The farm is surrounded by a considerable area of open farmland. A scattering of mature trees and hedgerow give the farm a sense of place, and some screening, within the landscape.

The 31.7ha of farmland within the applicant's unit, is all within one complete area contained area that surround the farmhouse and farmstead.



PROPOSAL

The application is a Notification of Prior Approval application for a 12.2m by 18.29m portal frame shed with a 6m ridge height – concrete panel base, Yorkshire boarding above, and a cement fibre roof.

The building is described on application form and a location plan confirms the proposed siting. The building would be located at the southern end of the existing farmstead and is to be provided for implement storage. The building would be located

inside the existing boundary hedge on an area that has been used for storage for some years.

The application form and location plan confirm that the one-unit amounts to well over 5 ha.

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that it is a large established farming enterprise centred around Dogcroft Farm, farmed as a trade and business for 56 years on the applicant's evidence. The new building would be located to the south and end of the grouping of farm buildings. The applicant farms cattle across 31.7 ha. The existing sheds provide cattle housing and there is not currently a dedicated implement shed on the site, the provision of such a building does not therefore appear excessive or unreasonable for the size of the site and enterprise. At 12.2m by 18.29m the building would be relatively modestly sized given the max limit of 1000sq m that might otherwise be permitted by Class A, Part 6.

Therefore, the "Notification of Prior Approval" process can be used to determine if the building can be permitted. As it meets Class A.2, the building will be permitted development that can be carried out without needing full planning permission. The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

Given the proposed location of the building, it is clear that it would have an obvious relationship and context with the adjacent run of onsite farm development; and would not be prominently located or exposed; and it would have a similar roof profile to other similar sheds on the site. No further details are required for the purposes of prior approval. There are no built heritage assets, or particular landscape sensitivities for consideration. There is a public foot path that runs to the south of the site approx. 120m away, but views from that footpath already look toward the side of a modern farm shed and a silage clamp with an area of general storage in the foreground, and, in any event trees and traditional hedgerow provide screening and enclosure within the landscape.

CONCLUSION / PLANNING BALANCE

The proposed building meets the criteria under Class A.1 for Part 6 development. There is enough information submitted with the application to determine that the siting and appearance would not need 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 : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 26/04/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council