

DELEGATED DECISION REPORT

DET/2021/0012
Valid 01/04/2021

LOWER GREENFIELD
FARM JACK HAYE LANE
ARMSHEAD

PROPOSED NEW PORTAL
FRAME FODDER AND
MACHINERY STORE.

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

-Whether or not the proposed agricultural 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 within Lower Greenfield Farm, a 38 hectare cattle farm (with 100 cows) on the east side of Jack Haye Lane, a country lane running between Bagnall and Werrington. There is another farm immediately to the south, Greenfield Farm. The farm comprises a single-storey stone building which may have been a former barn but now appears to be occupied as a dwelling. There are three modern farm buildings used mainly for livestock purposes. All of the buildings are gathered close to the main farm access and close to the road. There are no other surrounding uses other than farmland.

PROPOSAL

The application is a "Notification of Prior Approval" application for a modern portal framed building for the purposes of storing fodder for the livestock, machinery and implements. It would be used to store arable crops grown on the farm for the purposes of feeding the cattle on it. The building would be placed a short distance to the north of the current complex of farm building and would be parallel with another modern farm building of similar form, size and footprint.

Elevation drawings and a site plan have been submitted along with a supporting document which gives the reason for the proposed building as follows: *"The current buildings are all utilised for the purposes of housing livestock. There is no purpose-built provision for the storage of fodder. Storing fodder particularly harvested grain requires a dry area which has protection from the elements. Wet fodder will start to decay, which provides no nutritional advantage and can cause serious health problems to the cattle, as well as a financial loss on enterprise already driven on tight financial margins. There is no current store for machinery and implements on the holding. The implements and machinery are vital to the success and day to day running of the farming enterprise. Machinery living outside exposes the machinery to*

the elements, which causes severe decay and malfunctions, this means extra, time, money, and manpower to get the malfunctions sorted, in an already challenging work environment, often working days are in excess of 14 hours. Rural crime has also risen by 9% in 2019 (NFU) and has continued to follow this trend into 2020 and 2021. Therefore, a secure lockup has now become a necessity.”

The building would have a footprint of 27 x 14 metres and a max height of 7.0 metres. It would comprise walls with timber boarding above a 2m concrete block plinth and a roof of cement-fibre boarding of a “natural colour”.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural buildings on farms of over 5.0 hectares, subject to the proposal meeting all the other criteria set out in Class A.1 of 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, design and external 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history directly relevant to the particular case.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

For agricultural-related development to be provided under the Prior Approval process without needing a full planning application, the proposal would need to meet the criteria/tests listed under Part 6 Class A.1 of the GPDO. From the information provided, it would appear the proposal would accord with all the criteria in that part.

It is also more than 25 metres from a surfaced road. Therefore, the proposal can be determined via the Notification of Prior Approval process.

In this case, the building would be permitted development not requiring a full planning application if the Council decides the siting, design and external appearance of the building is acceptable.

The justification for the scale of the building appears to be acceptable as there is 100 cattle and also the growing of arable crops to feed the livestock and as the other buildings available appear to be primarily used for livestock shelter, the need for a new building to keep fodder dry and keep machinery safe seems reasonable and the scale of the development appears to be appropriate for a farm of this size.

The building would be similar in size and design to the other three modern farm buildings and would be positioned parallel to one of them and also close to the complex of farm buildings. It would not appear as a harmful encroachment into open land or appear detached from the farm and so would not appear harmfully prominent in the countryside. It would be contained within a small field enclosed by hedging and trees which provide screening when viewed from the north. There is also hedge screening along the road to the west. Views from the south would be blocked by existing buildings. Views from the east would be of the gable end next to another gable end of an existing building. I consider the siting is the most suitable location on the overall farm for the building in terms of landscape protection and the functioning of the farm.

For the above reasons, I consider the submitted information is sufficient to demonstrate that the siting, design and external appearance of the building would be acceptable without the development requiring Prior Approval and can be erected under permitted development without any further submissions.

CONCLUSION

The proposed development meets the tests in Part 6 Class A.1 and can be provided under permitted development not requiring a full planning application, via the Notification of Prior Approval process. The siting, design and external appearance of the building are deemed to be acceptable and therefore no further Prior Approval is required and the building can be erected under permitted development not requiring any further submissions under Part 6 Class A of the GPDO.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 29.4.21

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council