

DELEGATED DECISION REPORT

DET/2021/0014
Valid 08/04/2021

LAMBS WOOD FARM GODLEY
LANE
DILHORNE

PORTAL FRAME
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- GPDO Schedule 2 Part 6 Class A;
- Siting;
- Design;
- External appearance.

DESCRIPTION OF SITE

The application site is known as Lambs Wood Farm, Godley Lane, Dilhorne. The site contains a number of agricultural buildings including a relatively new agricultural worker's dwelling. The proposed building site is a parcel of land sitting at a lower level than the new dwelling and is currently laid with hardcore. There is easy access to the site which runs alongside the dwelling. To the north of the application site, the land drops significantly in level and consists of open fields. There is a dwelling called 'The Hollow' again to the north and to the east it is possible to see the rear elevations of several of the Godley Lane facing dwellings. The application site is within the Green Belt and a high-risk coal development area. The land does not form part of any Conservation Area and there are no listed buildings/structures within the vicinity.

PROPOSAL

The application is an agricultural notification application for the erection of a detached, open-fronted, general purpose agricultural storage building. The building would be 30.48m wide and 11.58m deep. The building would be 4.27m high to the ridge and have two differing eaves heights, 3.35m and 3.81m. The plans show a 5-bay building which would have GRP rooflights and slate grey fibre cement sheet roof. The building will have walls constructed using pre-cast concrete panels on the west and southern elevations. Red facing brick with Yorkshire board cladding is proposed to the eastern elevation, the Design and Access Statement informs that this will allow the building to aesthetically blend in with the adjoining garden wall to Lambs Wood Farm. The northern elevation will remain open for ease of access.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

SS1 Development Principles
SS9 Smaller Villages Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands. Agricultural

Buildings.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

12: Achieving well-designed places.

15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

99/00066	Agricultural stock building. Approved.
07/00979/NOT_AG	Agricultural building (fodder store) and roof covering to yard area. Approved.
SMD/2017/0075	Agricultural worker's dwelling. Approved.
DET/2020/0062	Prior approval agricultural building. Prior approval required.

CONSULTATIONS

Applicant has erected a site notice which has been dated 6th April.

Coal Authority: Advised to consult the Coal Authority guidance on this issue and to include the necessary notes/advice on any consent granted.

OFFICER COMMENTS

The Design and Access Statement informs that the applicant has 114.5 acres of land which is used for sheep grazing and fodder making. It is understood that the applicant has approximately 520 breeding ewes and that the intent is to increase the flock size to 600 sheep by the end of the year 2021. Approximately 100 large bales of straw and 100 round bales of hay are currently made per annum to provide for the needs of the applicant's flock at Lambs Wood Farm, the Local Planning Authority (LPA) are also informed that machinery/implements have been purchased to expand. The building would be used for the storage of the hay and straw bales as well as implements/machinery and the space will also allow for further business expansion.

The information submitted clearly shows that the proposed building is to be used for the purposes of agriculture. Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are 'reasonably

necessary for the purposes of agriculture within that unit.' The proposed building size (including height) is not considered excessive for the holding size or parcel of land on which it would be built. It is important to note that application reference SMD/2017/0075 allowed for the construction of an agricultural worker's dwelling (dwelling now constructed). It goes without doubt that the approval was forthcoming following careful consideration of agricultural need. With regards to this application, there is no reason to disbelieve that the building is not 'reasonably necessary for the purposes of agriculture within that unit.'

The proposal complies with the Part 6 allowances for the following reasons:-

A.1

(a) this is not a separate parcel of land which is less than 1 hectare in area, it is linked to the farmyard and in close proximity to the applicant's dwelling.

(b) N/A as no Part 3 Class Q or S development has taken place.

(c) does not involve works to a dwelling;

(d) N/A as the building is designed for agricultural purposes;

(e) building does not exceed 1000 square metres (April 2018 amendment). Building is approximately 352.9 square metres.

(f) not within 3km of aerodrome;

(g) building does not exceed 12m high;

(h) building is not within 25m of metalled trunk or classified road;

(i) is not to be used for livestock or slurry/sewage sludge storage;

(j) is not development on/over article 2(4) land;

(k) not to be used for storage of fuel for or waste from a biomass boiler or anaerobic digestion system.

It is considered that the application does comply with the requirements of Part 6, Class A and therefore the matters to consider are those of the siting, design and external appearance of the building.

Siting, design and external appearance

There is easy vehicular access to the area where the proposed agricultural building would be located. The access road leads from Godley Lane, past the new agricultural workers dwelling and towards the hard-core building area. This is a logical building area as it is close to the applicant's own dwelling and the main farmyard cluster of buildings. The lower land level (compared to that of the dwelling house) means that any views of the building from surrounding locations (including the Godley Lane fronting dwellings) will be seen in the context and backdrop of the existing farmstead, including the new dwelling. Whilst the proposed building site is at the edge of the farm complex, it does not encroach into the fields beyond and there is no intent to raise any of the land to the north to meet with the current hardstanding land level.

Whilst there are no character and appearance or access issues relating to the proposed siting, it is noted that the site is within a Coal Mining area. The previously considered agricultural

notification application (DET/2020/0062) raised the matter of further consideration of the siting being needed due to the proximity of the High-risk coal mining area. The current application has been accompanied by Coal Authority Mapping information. As the coal area was raised as a potential area of concern, officers have now consulted with the Coal Authority. The Coal Authority have stated that the LPA are 'advised to consult the Coal Authority guidance on this issue and to include the necessary notes/advice on any consent granted.' *The Coal Authority have also commented that 'part of the site just clips the high risk area but in the wider area around the site there is a lot of high risk so I'd go with the Informative Note to be on the safe side.'*

There are no objections to the design or external appearance of the building. The shape, dimensions and building materials are all typical of modern-day agricultural buildings, of which many examples can be found throughout the Staffordshire Moorlands. It is noted that the proposed 352.9 square metres footprint is well below the allowances within Part 6.

CONCLUSION / PLANNING BALANCE

The application appears to comply with much of the Part 6 allowances including acceptability of agricultural need, design, and external appearance. The previous question about the location suitability of the building (due to the Coal risk area), has been answered following on from receipt of the Coal Authority comments. It is recommended that the application is accepted.

OFFICER RECOMMENDATION : Prior approval required and approved.

Case Officer: Lisa Jackson

Recommendation Date: 4/5/2021.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council