

DELEGATED DECISION REPORT

DET/2021/0016
Valid 19/04/2021

HAY HILL FARM
AKESMORE LANE
BIDDULPH

PURPOSE BUILT PORTAL
FRAME, GRAIN BUILDING
DESIGNED TO STORE
FODDER FOR LIVESTOCK

(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

Hayhill Farm is centred around a grouping of two farm dwellings, within family ownership and generational occupation, and a tightly arranged modern farm stead including portal sheds, silage clamp and slurry lagoon.

The farm is surrounded by a considerable area of open farmland, sat down on undulating land which gently slopes up from Biddulph toward the Mow Cop edge. A scattering of mature trees and hedgerow give the farm a sense of place, and some screening, within the landscape.

PROPOSAL

The applicant applies for a determination as to whether the Authority's prior approval of the development's siting and appearance is required, relative to the provision of a purpose built grain building to store fodder. 18.29m by 32m portal frame shed with a 7.52m ridge height – concrete panel base, profile sheet above, and a profile sheet roof.

The building is described on application form and a location plan confirms the proposed siting. The building would be located at the north eastern edge of the existing farmstead and is to be provided for fodder storage.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2021/0004 Proposed Portal Frame Agri Building (209sq m). Prior Approval Not Required.

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 Hayhill Farm and the grouping of farm buildings, adjacent to which the new building would be located. The farm includes a dairy farm (has supplied milk to Sainsbury's), beef cattle, and sheep across 600 acres. It is said that the farm currently has 160 dairy cows, 100 dairy followers, 200 beef cattle, 3 stock bulls and 300 sheep. The applicant says, with a supporting letter from his vet, that the current calf rearing provision is in poor condition and substandard in health and welfare terms. A new building would improve conditions and in turn productivity. The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise. At 18.29m by 32m the building would be relatively modestly sized given the max limit of 1000sq m that might otherwise be permitted by Class A, Part 6. The applicant has recently notified the authority of their intention to build a calf rearing shed with a footprint of 209 sqm approximately 70m from this site, on the same farmstead, the combined footprint of these buildings would not exceed 1000sqm.

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 adjacent modern onsite farm development; would not be prominently located in the landscape or visible from public vantage; 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 nearby public footpaths, built heritage assets, or landscape sensitivities for consideration.

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: 17/05/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council