DELEGATED DECISION REPORT

DET/2021/0022 **Valid 18/05/2021**	**ROACHES VIEW LEEK ROAD** **ENDON**	**POLYTUNNEL FOR GROWING PLANTS AT THE NURSERY** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES
Whether or not the proposed polytunnel 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 polytunnel.

DESCRIPTION OF SITE
The site comprises a plant nursery on the north side of Leek Road and in the countryside a short distance to the east of Endon village. There are several polytunnels, glasshouses and storage buildings connected to the horticultural business but there is also more open land in the rear part of the site which has a total area of 5.5 hectares. The site is surrounded by open land in the Green Belt. Well enclosed and screened by dense mature hedgerow boundary around the whole perimeter.

PROPOSAL
The application is a Notification of Prior Approval application for a 12.8m by 46m polytunnel with a 4m ridge and 2.4m eaves height – hooped frame with opaque plastic sheeting.

The building would be located in central space within the site between other polytunnels to the south and north.

The application includes a site plan showing the exact footprint of the polytunnel and its location within the overall site in relation to all the other nursery buildings at the property.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There have been several full planning approvals on the property within the last ten years for polytunnels, storage buildings, glasshouses, a new access and a horticultural workers dwelling.

DET/2020/0028 Lean to extension to existing shed. Prior Approval Not Required.
DET/2021/0001 Agricultural Storage Building for the Nursery. 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 the structure would have the obvious design and function necessary for growing plants on an established nursery.

The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise. 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 polytunnel 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 polytunnel.

Given the proposed location of the building, it is clear that it would: have an obvious relationship and context with surrounding on site development; be well screened by mature established hedgerow; and have a similar roof profile to other similar structures on the site. No further details are required for the purposes of prior approval. It would not be harmfully prominent in the landscape and if it is at all visible, it would be seen against the backdrop of the other nursery development.

CONCLUSION / PLANNING BALANCE
The proposed polytunnel 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 polytunnel 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: 15/06/2021

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council