

DELEGATED DECISION REPORT

DET/2021/0026
Valid 21/06/2021

**LAND NORTH OF
BREACH ROAD
BROWN EDGE**

**PROPOSED WOODEN CLAD
AGRICULTURAL BUILDING**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

- Compliance with GPDO Schedule 2 Part 6 Class A
- Whether or not the prior approval of the LPA is required as set out under GPDO Schedule 2 Part 6 Class A – namely as to the:
- Siting
- Design
- External appearance

DESCRIPTION OF SITE

Green field location with strong boundary hedgerows. Site is c.150m due west of the unconnected Broad Lane Farm. It lies a similar distance north east from housing within the Brown Edge Development Boundary at Spring Crescent.

PROPOSAL

A supporting statement is submitted with the application from which the following notes are extracted:

The barn would be located midway along the eastern boundary of the middle parcel of agricultural land owned by the Applicant. This location means that it would be sheltered by the existing mature hedge that runs north – south in this location and largely hidden from public vantage points.

The barn would have a pitched roof and have three metre wide doors along its northern and southern façade and sliding doors along its western façade to allow access for the tractor.

The site is linked to the public highway to the south along Breach Road using an existing agricultural field access via an improved private way to be created using recycled crushed aggregate. The route of the private way is indicated on the attached Site Plan. The new 'private way' would be created by removing 30cm of topsoil from the route of the private way ahead of the recycled crushed aggregate being placed down, with the topsoil being spread over the adjoining fields – no material would be removed from the site.

At the site of the building there is proposed an area of hardstanding to wrap around the western and northern façades of the barn and extending to around 450m² and again will be made using recycled crushed aggregate. The hardstanding would be linked to the existing agricultural access off Breach Road to the south and run close to the hedgerow in this location.

The proposed building would be finished externally in walls of timber 17.5m x 10m with eaves to 2.5m and a ridge height of 3.4m roofed with dark grey GRP panels with roof lights.

The proposed use is stated as being:

“to facilitate the breeding and rearing of pedigree alpacas and to store some of the 120+ bales of haylage cropped from the land each year. The barn would also be used for the storing of agricultural machinery, including the Applicant’s tractor”.

At paragraph 2.2 the statement says:

“The proposed barn will be essential for providing the necessary temporary shelter for rearing alpacas (in accordance with section D.1(3)(b) of Part 6 of the GPDO) and keeping feed and baled haylage dry.”

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
E1 New Employment Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

It can be seen from air photos that there is or has been a shed at the site and there are signs of the existing access route referred to in the submissions.

The entire 18 acres of the holding is shown within the red edge and this encompasses land to the rear of 8 Spring Gardens (the applicant's address) where there is a closed enforcement case (09/00105/BOC) relating to "several sheds, trampoline and goal posts in field".

CONSULTATIONS

None at this prior notice stage.

OFFICER COMMENTS

Principle of Development

The application is made under the Permitted Development procedure for agricultural buildings contained at GPDO (2015) Schedule 2, Part 6 Class A.

Class A of Schedule 2 Part 6 to the GPDO provides for an agricultural building to be erected or the formation or alteration of a private way to be undertaken as Permitted Development subject to a prior notification to the LPA, with subsequent assessment, and subject to the land being within an agricultural unit of 5 hectares or more.

The prior notification requirement is an opportunity for the LPA to determine whether prior approval should be required as to "the siting, design and external appearance of the building" and "the siting and means of construction of the private way".

To qualify for the Permitted Development route the proposed works must be "reasonably necessary for the purposes of agriculture within that unit". The agricultural use of the land must be "for the purposes of a trade or business" and the unit must be "occupied as a unit for the purposes of agriculture", all as set out in the Interpretation Section (D.1) for Part 6 Classes A to C.

Development is not permitted under Part 6 if:

- it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The site is in the open rural countryside in a location where the landscape is assessed as being of 'high' quality (ranked at level four on a five point scale where five is highest) on the basis of the Staffordshire county-wide landscape assessment.

This site is in the Ancient Slope and Valley Farmlands landscape character type. It is also within the North Staffordshire Green Belt although new buildings specifically for agriculture are not classed as inappropriate development in the Green Belt.

The application is for a determination as to whether prior approval would be required in terms of siting, design and external appearance of the building and "the siting and means of construction of the private way".

Noting the 'high' landscape classification and the scale of the development in particular the proposed formation of a private way which would be some 300m in length, noting the proximity of hedgerows and also of residential housing to the west it is concluded that prior approval should be required.

CONCLUSION / PLANNING BALANCE

There are identifiable landscape and heritage considerations in proximity to the location and especially noting the building heights it is therefore appropriate that the development be subject to prior approval in order that all matters of siting, design and external appearance can be fully considered.

OFFICER RECOMMENDATION : **Prior approval required**

Case Officer: Arne Swithenbank

Recommendation Date: 19th July 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council