

DELEGATED DECISION REPORT

DET/2021/0035
Valid 11/10/2021

JCB WARDLOW
ASHBOURNE ROAD
RUE HILL
CAULDON LOW

GENERAL PURPOSE
STORAGE BUILDING

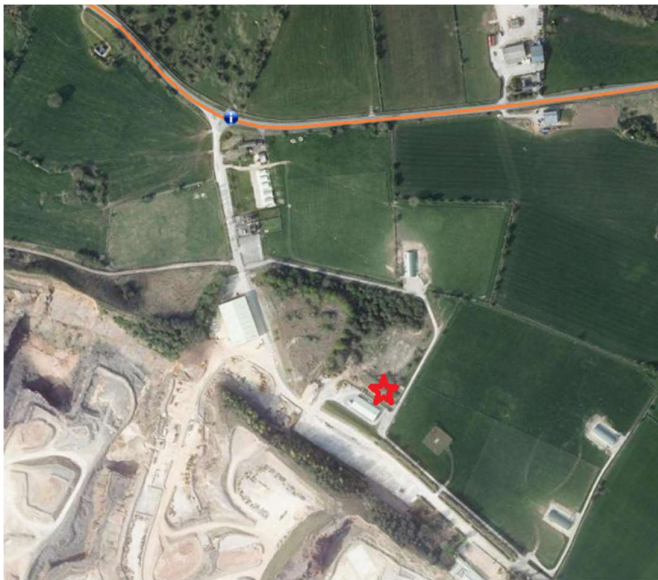
(AGRICULTURAL/FORESTRY
DETERMINATION)

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 poultry enterprise to the north of quarry land and the south of the A52 Ashbourne Road. There is a belt of trees to the north of the site before parcels of farm land extends to the road.



PROPOSAL

The application is a Notification of Prior Approval application for a 18.29m by 9.14m storage shed with a 4.88m ridge and 3.66m eaves height – portal frame, green profile sheet roof and walls.

The building would be located in central space within the site between an existing shed and a clump of trees to the north.

The application includes a site plan showing the exact footprint of the building and its location within the site.

The application form and location plan confirm that the one unit amounts to over 11 ha.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2016/0013 Portal framed agri building with hardstanding. Approved

This item of planning history confirms the use of the site as poultry enterprise.

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, as described, necessary for general storage associated with an established poultry enterprise.

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 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 polytunnel.

Given the proposed location of the building, it is clear that it would: have an obvious relationship and context with adjacent on site development; be well screened by mature established tree belt. 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 adjacent development.

CONCLUSION / PLANNING BALANCE

The proposed storage 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: 08/11/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

