

DELEGATED DECISION REPORT

DET/2021/0040
Valid 01/11/2021

BIRCH TREES FARM
BIDDULPH ROAD
HORTON

PROPOSED AGRICULTURAL
REPLACEMENT STORAGE
BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed storage 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 storage building.

DESCRIPTION OF SITE

Birch Trees is recorded as a C19th historic farmstead. It is isolated in open Green Belt and countryside landscape, accessed via a 1km long farm track from the C class Biddulph Road, Horton. The edge of the Rudyard Lake Conservation Area is to the north east. There are landscape features within the vicinity that appear on County historic record – Rudyard Lake golf course and medieval ridge and furrow. The siting block plan provided with the app appears to place a corner of the building on top of Public right of way Horton 26(b).

The holding extends to approximately 186 hectares. The land is used for cattle grazing and fodder making. Stocking numbers comprise of 500-600 head of dairy and beef cattle. The applicant has expanded the farming operations over recent years. This has increased their requirement for agricultural buildings to serve the holding.

PROPOSAL

The application is a Notification of Prior Approval application for a 36.58m by 13.72m storage shed with a 7.63m ridge and 5.79m eaves height – portal frame, green profile sheet walls and grey roof.

The building would be located in central space between two existing sheds, replacing part of the shed to the south. The application includes a location plan, block plan, elevations and a roof plan, showing the exact footprint, design and appearance of the building and its location within the site.

It is said in the submission that at present, the applicant has insufficient space to house the stock levels and to store the fodder and implements required to manage the holding, implements are being stored outside which reduces the longevity and results in them deteriorating at a faster rate. The proposed building will be used to provide storage for machinery and tools associated with the applicant's existing farm business and management of the land.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

03/01117/NOT_AG Agricultural building. Prior Approval Required.

04/00221/FUL Agricultural building (livestock and general purpose). Approved.
08/00857/NOT_AG Agricultural building. Prior Approval Not Required.
11/00329/FUL Agricultural Livestock Building. Approved.
DET/2020/0008 Storage Building. Prior Approval 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, as described, necessary for general storage associated with an established dairy and beef cattle 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 building.

Using the aerial photograph below for reference, the red star marks the position of the proposed building to be located in the space between the two existing sheds.



The photograph below is taken by Google from a position to the west on Biddulph Road Horton, at a distance of 740m from the site. The photograph has been enlarged with a zoom in to show the linear side profile of the farm site. Translated from the aerial photograph above, the end gable of the proposed building would be to the right of the small white rectangular shape visible in the photo below.



Given the proposed location of the building, it is clear that it would: have an obvious relationship and context within and adjacent to existing on site development; not be conspicuous or prominent when viewed from distance to the west given land profiles and hedgerow enclosure; and set against rising land profile to the north east that separates and conceals it from Rudyard beyond. 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 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: 29/11/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

