

DELEGATED DECISION REPORT

DET/2021/0048
Valid 30/12/2021

THOMPSON FARM
HADDON LANE
HEATON

PROPOSED AGRICULTURAL
BUILDING EXTENSION TO
HOUSE AND FEED
LIVESTOCK

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Is the Prior Approval required for the siting and appearance of the proposed unit?
Also, is the development in any event permitted by Part 6 of the GPDO?

DESCRIPTION OF SITE

This holding is located north of Rushton Spencer in a rural area. The land and buildings are being used for fundamental agricultural processes. This holding extends to approximately 170 acres. This farmland is currently used to rear 120 head of suckler cattle and to produce fodder.

PROPOSAL

To build a cattle shed (846 sqm) to house and feed livestock. The shed would be alongside and adjoining an existing shed, positioned to its long side, covering an existing concrete walk way and extending into the adjacent undeveloped field.

The addition would be 18.2m wide and 46.3m long. It would have concrete panel base to north elevation with brick on the southern and eastern elevation. There would be Yorkshire boarding with ventilation spacing above and a slate blue fibre cement sheet roof.

The floor area of this building will be of an open plan type design and livestock will be loose-housed. Each end, north and south, wide open gated access into the building would be provided.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

2016 – DET/2016/0025 – Proposed portal framed building to house cattle.
Decision – Prior Approval Not Required.

2014 – DET/2014/0034 – Erection of a portal framed building to roof over an existing muck yard.
Decision – Prior Notification Approved.

The application presented in 2016 has not been implemented as it was felt by the applicant it would look out of place with the existing buildings and so he repurposed part of his existing buildings to create the space required at that time.

CONSULTATIONS

None

OFFICER COMMENTS

Is the development permitted?

It would appear that the development would be otherwise permitted. The floor area covered would be 847 sqm and the nearest adjacent buildings have been in situ for more than 2 years. The building would be designed for livestock housing and the agricultural use is well established and the applicant's need is justified accordingly. There would not appear to be any non-farming dwellings within 400m of the proposed building.

The appearance of the building

The building would have a design and appearance to be expected for a livestock building of this size - a dwarf brick wall Yorkshire boarding above and fibre cement roof.

The building would present its long-side elevation to the open field and the parallel private lane and right of way (Heaton 20) just 90m to the east. The new elevation would be against and conceal the similar longside elevation of the existing building, albeit the new elevation would be closed concealing the housing within, rather than revealing the open housing stalls and it would be positioned another 18m further into the field and closer to the private lane. The ridge height of the new building would also be 1.6m greater than that of the existing.

However, photos submitted with the application in a photo montage, appear to show the land falling and sloping away from the east side of the existing building down into the field and toward the private lane. This raises a question and a point of uncertainty because the submitted elevations show the existing building and the proposed side by side on a completely flat ground level. No ground levels or cross sections are provided and its not clear how the east elevation would be constructed to cope with that change in levels. The submission of an additional plan and detail might clarify this point for approval.

The siting of the building

Stat map layers indicate that the building would be sited across the route of public right of way Heaton 3. This is not acknowledged or addressed in the application, further clarification is required to consider and establish the extent to which the footpath would be affected and whether an alternative route or diversion can be provided. The applicant might consult with the County Council footpaths officer.

The building would also be sited within a 'site of biological importance' a local wildlife site designated for its species-rich acid grassland. An ecologists survey and report should confirm the extent to which the siting of the development would directly or indirectly result in significant harm to geological and biodiversity conservation interests.

CONCLUSION / PLANNING BALANCE

The prior approval of the building's proposed siting and appearance is required so that full consideration can be given to matters affecting the public footpath and biodiversity; and the full height and appearance of the east side elevation can be fully appreciated relative to falling ground levels.

OFFICER RECOMMENDATION : PNREQ

Case Officer: Ben Hurst

Recommendation Date: 26/01/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council