

DELEGATED DECISION REPORT

DET/2022/0012
Valid 09/02/2022

BANKTOP FARM
DILHORNE ROAD
BLAKELEY

AGRICULTURAL MONO-PITCH
BUILDING FOR STORAGE OF
FODDER/IMPLEMENTS

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed farm 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 of the proposed excavation.

DESCRIPTION OF SITE

Little Bank Top Farm is located approx. 2km to the north of Dilhorne in the Green Belt. The farm is adjacent to, on the east side of, the ridge top Tickhill Road. From the road to the east the land falls away and slopes down with a significant fall in levels. The west low side of the farm is bounded by Bank Top Road that drops steeply to the south toward Dilhorne.

A commercial enterprise with 15 ha of land, which has been running as an agricultural business for over 50 years. In the Green Belt, Low Risk Coal mining area, and settled plateau farmlands landscape character type.

PROPOSAL

Agricultural mono-pitch building for storage of fodder/implements. Dimensions: 13.5m by 9.2m, 4m to eaves and 5.2m to ridge. Box profile sheeting roof and cladding in slate blue colour. Detailed in drawings as a simple open fronted shed.

15.3 ha agricultural unit has been trading for over 50 years.

The shed would be located centrally on existing farm yard area in the corner of a former dug down and banded disused sileage clamp, that is no longer environmental reg. compliant, immediately to the south of an existing range of sheds.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

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 it is a sizeable established commercial farm, on the applicant's evidence, and would provide storage for implements and fodder in a simply formed open fronted portal frame shed of modest proportions. The applicant farms across 15 ha.

The building would cover an area of just 124m sq, within the max limit of 1000sq m that might otherwise be permitted by Class A, Part 6. 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 and appearance of the building.

The building would be located centrally within existing yard on an existing bunded silage clamp that is disused, at the southern end of a range of existing sheds. From Tickhill Lane, on the high side of the farm to the west, the roof of the building would be hardly visible, if at all, above the long linear stable building in the foreground, because the profile of the building would be kept low and it would be built in a depressed land level below higher ground levels and bunding.

From Bank Top Lane, on the low side of the farm to the east, the building would be some 100m from the road, again dug into the land and kept with a low profile, so that it would not be exposed above the ridge line. The building is proportionately small in comparison to the existing range of sheds.

No obvious issue arises in regard to siting, appearance and any identifiable constraint.

No further details are required and prior approval is not required or necessary, as a condition of the GPDO the development must be carried out in accordance with details submitted with the application.

CONCLUSION / PLANNING BALANCE

The proposed 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: 9th March 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

