

DELEGATED DECISION REPORT

DET/2021/0009
Valid 23/03/2021

HOLMLEA COTTAGE LEEK
ROAD
MOORVILLE
CELLARHEAD

PROPOSED LEAN TO OFF
EXISTING STEEL PORTAL
FRAMED BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Siting
- Design
- External appearance

DESCRIPTION OF SITE

An existing stand-alone metal shed in green field setting about 60m back from the road. Holmlea Cott stands closer to the road and a track to the side serves the application proposal. There are un-connected neighbouring dwellings at Laburnum Cott and Gravel Cott c.80m to the NNE.

Following initial notification to the LPA under GPDO(2015) Part 6 it was concluded (23rd March 2021) that prior approval would be required. Additional details then submitted include information as to the extent of the holding now confirmed as 5.26ha.

PROPOSAL

18m x 7.6m with eaves 2.9m and lean-to ridge 4.4m. Back gable and side – concrete panels 2 metres high and box profile sheets from eaves down, panels to match existing building. Front gable - 1 doorway 3.5 metres wide x 3 metres high and box profile sheets to cover remainder in “olive green to match existing”. Roof natural grey to match existing.

Whilst a location plan and description were submitted with the prior notification no building plans were provided. These were made available with the further submissions.

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
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; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 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

DET/2016/0019 – steel portal framed agricultural building – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 30th May 2021

Public Comments

None

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 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.

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.

It was concluded by the LPA in its decision dated 23.03.2021 that prior approval would be required in terms of siting, design and external appearance.

As result of the prior notice procedure the application was made subject of a site publicity notice for a period of not less than 21 days ending 30th May 2021.

In response to the LPA’s initial observations and queries raised, the applicant has stated that they: farm sheep, pygmy goats and hay on the 5.3 hectare holding and that they are a registered vat business. A photograph was also supplied in July 2021 showing the current approved building in use storing a hay crop and various items of equipment.

Design

In design the scheme is consistent with the existing building and it can be concluded that it raises no concerns. Although it is to be noted that the building stands prominently in some open views from the road the further extension would be set against the existing north side elevation with a lower profile.

The eaves of the extension are at 2.9m with a shallow 10° lean-to roof to join the 4.3m eaves of the existing building.

The walls would comprise box profile sheets in olive green to match existing but with a base wall in concrete panels again to match the existg building.

The roof is specified in “cement fibre board” to match existing and “natural grey” in colour again to match existing. Whilst a darker roof colour may normally be preferred to reduce prominence, given that ‘natural’ was accepted as the colour in 2016 it can be accepted now as better to remain consistent with that.

Amenity

No concerns arise in terms of siting for neighbour amenity as the building is some 60m from the closest at Laburnum Cottage to the north west.

Highway Safety

The building is linked by track to an existing access off the A520 serving Holm Lea and its fields. As a building serving the land surrounding it, without need to use the road, the extension can be judged unlikely to add appreciably to the traffic movements of the existing building and associated small scale farming operation.

CONCLUSION / PLANNING BALANCE

The LPA now having had opportunity to assess the siting, design and external appearance of the proposal with the benefit of elevation drawings now being

submitted and further submission of supporting details the application is recommended for approval.

OFFICER RECOMMENDATION : **PNREQ – approve**

Case Officer: Arne Swithenbank

Recommendation Date: 12/04/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council