

DELEGATED DECISION REPORT

DET/2022/0022
Valid 08/04/2022

GREEN GUTTER FARM
ASHBOURNE ROAD
BOTTOMHOUSE
LEEK

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
PORTAL FRAME
AGRICULTURAL BUILDING.

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Is the Prior Approval required for the siting and appearance of the proposed unit and, if the submitted application is sufficiently detailed, can the prior approval be granted? Also, is the development in any event permitted by Part 6 of the GPDO?

DESCRIPTION OF SITE

Exposed and conspicuous semi-upland location at the Bottom House cross roads. Site adjoins and proposal would attach to an existing 22m x 9m livestock building approved in 2018. Proposal structure is at c28m from the metalled part of the adjacent public road. Attractive traditional stone built 19th C farmstead, listed as historic farmstead on County record, is set further back beyond the proposal site. Existing dark green and grey sheet metal clad farm buildings are set to the east of the farm house, between the historic farmstead and Onecote Road, and to the south, between farmstead and Ashbourne Road. The building to the south, granted planning permission in 2018 and recently extended, has a total length of 28m parallel to the road to the 'front' of the farm stead.

PROPOSAL

To construct a 18.3m by 9.1m portal frame blue metal clad shed to the east of the farmstead and the south of an existing farm shed for implement storage. The existing shed and the proposed shed would face each other with open fronts facing onto an enclosed yard area. The blank closed rear and side elevation of the proposed building would be exposed to the south and east respectively.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS10 Presumption in Favour of Sustainable Development

DC1 Design Considerations

DC2 Historic Environment

DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0243 Replacement agri building to house livestock. Approved.

DET/2021/0029 Extension to 2018 agri building. Prior Approval Granted.

OFFICER COMMENTS

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.

The proposed development would appear to be permitted by Class A of Part 6 of the GPDO, it would be of similar size, character and appearance to other farm sheds already on site and, on the applicant’s evidence, would be a building reasonably necessary for agriculture on a unit of more than 5ha. The building would be more than 25m from the metalled part of the highway; the floor space of the proposed and recently constructed buildings would not exceed 1000 sqm; and the building is not for livestock housing.

The Impacts associated with the proposed siting and appearance

The location is in the open rural countryside in a prominent location close to a significant cross roads on the main A523 Ashbourne Road. The original historic stone farmstead is an exposed and attractive feature within the landscape that contributes to the character and appearance of the area. The way modern farm sheds are sited and positioned, relative to the farmstead and points of public vantage, effects the quality of that contribution. Prior Approval is therefore required for the siting of the development and, because the application is sufficiently detailed, it can be determined whether that prior approval can be granted without requiring further information.

The building would occupy a prominent and exposed location that would conceal a large part of the principle and attractive stone elevations to the historic farmstead, when viewed from Onecote Road to the east.

The Google Street View photograph below is taken from Onecote Road and illustrates the problem. In that photograph the new building, that would be of a similar size and appearance to the existing shed to the right of the farmhouse, would be placed directly in front of the farmhouse and historic stone farmstead completely concealing it from view.



The exposed aspects of the farmstead, visible from public view provided by the roads to the south and east, are gradually becoming closed down and enclosed by modern farm sheds. If the new shed were sited as proposed, views of the historic farmstead would be narrowed down to a finite gap between those buildings to the east and to the south. The character and value of the historic farmstead would be eventually lost and the farm as a feature within and contributing to the landscape quality and character would appear simply as a less attractive and appealing collection of modern portal frame farm sheds.

This would be detrimental to the contribution that the historic farmstead makes to the landscape and, in turn, harmful to the character and appearance of the area. There would be conflict with policies DC1, DC2 and DC3 of the SMDC Local Plan and the NPPF in these regards.

CONCLUSION / PLANNING BALANCE

The proposed development would appear to be permitted by Class A of Part 6 of the GPDO, it would be of similar size, character and appearance to other farm sheds already on site and, on the applicant's evidence, would be a building reasonably necessary for agriculture on a unit of more than 5ha.

The original historic stone farmstead is an exposed and attractive feature within the landscape that contributes to the character and appearance of the area. The way modern farm sheds are sited and positioned, relative to the farmstead and points of public vantage, effects the quality of that contribution. Prior Approval is therefore required for the siting of the development and because the application is sufficiently detailed it can be determined that prior approval for the siting of the building should be refused. This is because the building would occupy a prominent and exposed location that would conceal a large part of the principle and attractive stone elevations to the historic farmstead, when viewed from Onecote Road to the east. This would be detrimental to the contribution that the historic farmstead makes to the landscape and, in turn, harmful to the character and appearance of the area. There would be conflict with policies DC1, DC2 and DC3 of the SMDC Local Plan and the NPPF in these regards.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED AND REFUSED

Case Officer: Ben Hurst

Recommendation Date: 6th May 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council