

DELEGATED DECISION REPORT

DET/2022/0030
Valid 05/07/2022

THE FENNS MOSS HILL
STOCKTON BROOK

TRADITIONAL STEEL PORTAL
FRAME AGRICULTURAL
BUILDING IN THE STYLE OF A
DUTCH BARN TO BE CLAD IN
CORRUGATED IRON.

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed pond 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 Prior Approval is required for the siting, design and external appearance of the proposed works.

DESCRIPTION OF SITE

The site is in the countryside but on the western edge of Stockton Brook village and is in the Green Belt. It comprises a farm on the south side of Edgefield Lane although the access is off Moss Hill to the east and which runs along the backs of houses on Moss Hill. The farm comprises a traditional stone dwelling and traditional stone barns which appear to have been converted into an art studio following a 2016 permission. According to the application forms, the farm has a size of 8.0 hectares and has been in operation for 10 years.

PROPOSAL

The application is a "Notification of Prior Approval" application for a storage barn/workshop with a Dutch barn design finished with black corrugated metal sheeting and which, according to the forms, would have ground dimensions of 9.1 x 4.6 metres, an eaves height of 4.3 metres and a ridge height of 5.2 metres. No scale drawings have been provided but a sketch has to demonstrate its appearance. It would be placed to the west of the dwelling and immediately to the south-west of the stone barns.

The forms also state that the proposed development will create a workshop for maintenance as well as a store for associated equipment for managing the land and also explain that *"We are on the Higher Level Stewardship scheme with Natural England and as part of this have a commitment to manage the land in an ecologically sensitive way. This management requires machinery which we have. We desperately need workshop space to maintain the machinery and as a store for equipment. Existing farm buildings on the land are too small or were originally for livestock and not suitable for this use."*

Further information from the applicant in a subsequent email is given as follows:

Our SBI number is 114826281 and we are on the Higher Level Scheme with Defra (was Natural England), and nearly all our twenty acres are in this, with a requirement for hay meadow management for two meadows that have been in restoration for the past ten years. As part of this, we have to cut for hay every year, so need a suitable barn for agricultural purposes, to store and maintain all the equipment and machinery needed. The barn will help in our delivery of the HLS and future agreements to look after the land here and make our farm business more sustainable as we are able to sell the hay. We are in conservation farming with no livestock just now, but in time plan to rent out some land for grazing, eg - sheep into the Autumn after we've cut for hay. A farm workshop/barn will contribute to our future agricultural business. We are active members of Churnet Valley Farmers, a local facilitation group supported by Defra.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural buildings, structures or extraction works and deposits on land on farms of over 5.0 hectares, subject to the proposal meeting all the other criteria set out in Class A.1 of that part. However, the same part of the GPDO requires the submission of a "Notification of Prior Approval" application and the Council must determine whether or not Prior Approval is required for the siting, design and external appearance of the building and if necessary request further information in which to determine the proposal, or whether or not on the basis of the information submitted, the application should be refused.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

From the information given by the applicant I am satisfied the land the building would be placed would be agricultural land as it is being managed to provide hay for agricultural purposes. I am therefore satisfied the building is in connection with agriculture.

For agricultural-related development to be provided under the Prior Approval process without needing a full planning application, the proposal would need to meet the criteria/tests listed under Part 6 Class A.1 of the GPDO. From the information provided, it would appear the proposal would accord with all the criteria in that part, with the exception of A.1 (a) as according to the application form, the building would be sited on a separate parcel of land forming part of the unit which is less than 1 hectare of land. The building would appear to be within 25m of a road. However, this road is not a classified road and therefore passes the relevant test. The proposal meets all the tests in Part 6 Class A.1 and can therefore be deemed to be determined via the Notification of Prior Approval process.

In this case, the storage building would be permitted development not requiring a full planning application but the Council must decide if Prior Approval is required for the siting, design and external appearance of the building and this is the purpose of this Determination of Prior Approval application.

The building would be easily visible from the road and would also be placed next to a group of traditional stone buildings. It also needs to be established if any of those buildings are vacant and if so would they be suitable for the intended purpose of the new building, therefore alleviating the need for a new building. Furthermore, if it is established that a new building is essential for the agricultural workings of the land, it appears there may be locations which are better screened from roads and footpaths and which may relate better to the range of traditional stone buildings already present.

As the building would have a potential visual impact, I therefore consider that Prior Approval for the proposed building should be required as I consider that the siting, design and appearance of the development would need to be further assessed.

CONCLUSION

The proposed development meets the tests in Part 6 Class A.1 and can be provided under permitted development not requiring a full planning application, via the Notification of Prior Approval process. However, on the basis of the information submitted, it is considered that Prior Approval is required to establish if it passes the tests in Part 6 Class A.2 i.e. to determine if the siting, design and appearance is acceptable.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston
Recommendation Date: 21.7.22

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council