

DELEGATED DECISION REPORT

DET/2022/0045
Valid 05/12/2022

HONEY HOLE FARM
STONEY LANE
CAULDON

PROPOSED STEEL-FRAMED
LAMBING SHED TO REPLACE
A SMALLER STORAGE SHED

(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 siting, design and external appearance of the proposed building is acceptable.

DESCRIPTION OF SITE

The site is within the open countryside and is a short distance to the west of Cauldon Low Quarry. It comprises 6.7 hectares of farmland with a farm dwelling and nearby farm buildings reached by a farm track connected to Stoney Lane to the south. There are two small neighbouring farms to the south between the site and the road. There is also a long row of terraced dwellings facing the road next to the junction with the farm access road. Elsewhere, the site is surrounded by open land. There are a number of public footpaths crossing through the site and nearby outside of it.

PROPOSAL

The application is a Notification of Prior Approval application for a new livestock building for lambing. No elevation drawings have been provided but the application forms state it would be a steel framed building with metal profiled sheet cladding for the walls and roof, replacing an existing storage building and would have a footprint of 14 x 10 metres, an eaves height of 2.75 metres and a max/ridge height of 5.0 metres.

It would be placed next to the farm track between the farmhouse and a farm building which are also next to the farm track on the same side of it.

The following information is provided on the forms in support of the proposal:

"We have recently extended our property, by purchasing an additional 5.5 acres from our neighbour. This has allowed us to increase our livestock on farm and subsequently we are now in need of a lambing shed. There is currently a vehicle store on the proposed site, but the current position and size is unsuitable for use as a lambing shed. We propose removing the current vehicle store and replacing with a purpose-built lambing shed."

The proposed lambing shed would face our current fodder store, providing ease of access to stores during lambing and would be sited next to the main entrance to the grazing, enabling a smoother and stress-free transition between field and shed for lambing ewes.”

Under Part 6 of the GPDO, a full planning application is not required for new agricultural buildings or extensions on farms exceeding 5 hectares in size, subject to the proposal meeting all the other criteria set out in that part. However, the same part of the GPDO requires the submission of a “Notification of Prior Approval” application and the Council must determine, firstly whether the building can be applied for under the “Prior Approval” process, meeting the tests of Part 6 Class A(1) of the GPDO and if so, whether or not the siting and appearance of the building is acceptable, in compliance with the tests in A(2). It must decide whether or not Prior Approval is required and therefore 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 to this proposal.

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

For agricultural works to be built under the Prior Approval process without needing a full planning application, the proposal would need to meet the criteria listed under Part 6 Class A.1 of the GPDO. It would appear to comply with all but one of the criteria, in this case criterion (i) which states:

it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposal is clearly for a building to accommodate livestock including for lambing purposes. A “protected building” in this case is a dwelling other than the farmhouse or other farm property and includes standard dwellings outside of the property which are not connected to farming. Contrary to what is states on the forms, there are protected buildings within 400 metres of the particular location of the proposed building. There is a long row of terraced dwellings facing Stoney Lane and these are approx. 100 metres to the south of the site.

There is no other apparent conflict with the tests in Class A(1) but as the proposal does conflict with one of the tests, criterion (i), as listed above, the proposal cannot be determined under the Prior Approval process and therefore the issues of siting and appearance (to be determined under Class A.2) are irrelevant. Nevertheless, had the proposal complied with the provisions of the GPDO, the Council would have wished to control siting and design given the site being visible from nearby public rights of way including one along the farm access track adjacent to the location of the building and also from surrounding roads. There are also no elevation drawings provided and this information would be required in order to properly assess the siting and design of the development and its impact on the appearance of the area and landscape.

As the proposal is not permitted development a full planning application would therefore be required for the proposed building. An informative should be added to the Decision Notice to explain this.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston

Recommendation Date: 23.12.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council