

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

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.

It was determined on 1st August 2022 that Prior Approval was required for the proposed building.

Further information about the building and the property was received by email and also details about existing nearby vacant buildings at the property and what they are/were used for. Drawings and sketches of the building have also been provided.

Whilst it is noted that the drawings provided are not to scale, the dimensions of the building were provided on the original application form and accordingly it is considered that any approval would be enforceable.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice: The applicant installed a site notice on 8.8.22 as required in the GPDO and submitted a photo of it which is on the file.

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

It was determined on 1st August that Prior Approval was required for the building because there was potential for it to have a visual impact on the landscape. Further information has now been provided so that the development can be adequately assessed in terms of its siting, design and external appearance.

It is considered the building would have an acceptable impact. It would be placed at the end of a long range of traditional stone barns which have been converted into art studio's. The proposed barn would be much smaller and have lesser height. It is proposed to be placed there because this is one of the few flat areas of the property (hence the reason the other buildings are placed in this part of the site). It would be partly screened from the road by another stone store building which is too small for the purposes of storing machinery to maintain the land and is used for the storage of wood. The only other building at the property other than the farmhouse is a small timber hay store which is also too small to store a tractor and other machinery required for the maintenance of the land. The proposed Dutch barn being located next to the other buildings helps to minimise the impact on the landscape. However, it is placed in close proximity to the land being maintained for farming purposes and a map has been provided identifying this area of land. From the road, the proposed building would also be well screened by ample trees as well as by solid buildings. It has an appropriate design and form which is in keeping with the rural area and the black metal finish would also reduce its visual prominence in a well wooded area.

I am satisfied there that sufficient justification of agricultural need has been given for the building and that it is an appropriate size and height for its purpose. It would also be placed in the most appropriate part of the property close to other buildings and large trees which screen it and would not be viewed as an encroachment into the more open parts of the countryside. Furthermore the design and form is in keeping with the rural area.

Overall, given the buildings scale, form and siting, I consider the overall siting, design and appearance of the development is acceptable and that approval can be given.

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. It was decided that Prior Approval was required for the development. The information originally submitted together with the

additional information subsequently received after the Prior Approval decision to determine that the siting, appearance and design of the development is acceptable and therefore passes the tests in Part 6 Class A.2. Approval for the building to be built under permitted development in accordance with Part 6 of the GPDO, can therefore be given and there is no requirement of the provision of any further information including a full planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 26/09/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council