

DELEGATED DECISION REPORT

DET/2022/0005
Valid 07/02/2022

SQUARE MEADOW FARM
ASH BANK ROAD
WERRINGTON

PROPOSED NEW PORTAL
FRAME AGRICULTURAL
BUILDING.

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed agricultural 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 the LPA wishes to approve details of siting and design.

DESCRIPTION OF SITE

The site is on the southern edge of Werrington but to the south of the development boundary which runs along the Ash Bank road, A52 main road a short distance to the north and the site is therefore deemed to be within the “countryside” and is also within the Green Belt. The site forms parts of a farm and milk business and has a total size of 9.3 hectares. The farm comprises buildings to the west of the site and the fields to the south of it which slope downwards towards the south. The farm is accessed via an access road off Ash Bank Road. There are dwellings facing Ash Bank Road to the north of the farm and also to the east side forming ribbon development facing Ash Bank Road. The land to the immediate east of the site is open fields. The site itself is part of an open field and there is small separate parcel of open land to the north next to the access road which has trees and recent planting. There is a track adjoining the access road which runs along the east side of the site heading south.

PROPOSAL

The application is a “Notification of Prior Approval” application for an agricultural storage building with Moorland Green plastic coated sheeting above a concrete base and which would have a footprint of 14.0 x 9.5 metres, an eaves height of 4.8 metres and a ridge height of 6.2 metres. It would be placed on an east-west access, similar to the other farm buildings and would be used to store a tractor and other machinery to maintain the field for a neighbouring farmer who farms the land for cattle and harvesting silage in the adjacent fields within the same ownership. The building would also be used as a workshop for the maintenance of the machinery, to store spare parts and other items needed for the upkeep and maintenance of the land. However, the covering letter also refers to hay and fodder storage uses for the building in addition. The site plan shows the southern boundary of the site would be used for tree and hedge planting to provide screening of the building in the landscape and to stabilise the slope.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural buildings 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 it wishes to approve details of siting, design and external appearance of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.3.22

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The land has historically been in agricultural use. 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. The building is more than 25 metres from a surfaced road. The criteria/tests also listed include that livestock buildings within 400 metres of “protected buildings” cannot be deemed to be permitted development and in this case, there are several dwellings (deemed to be “protected buildings”) within 400 metres to the north of the site. However, the building would appear to be used for the storage of machinery, hay and fodder. The proposal meets 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 building would be permitted development not requiring a full planning application.

Turning to the matter of siting and design, the proposed building would be located to the south east of the existing farmstead. There are open views of this location from

the south and east and the site is elevated above the surrounding countryside. The site is steeply sloping and the drawings submitted with the application show the building elevated in order to create a level finished floor.

In this position there is concern about the visual impact of the proposed building as a result of it's size and siting and accordingly it is considered that prior approval is required.

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, given the elevated siting, sloping site and open views to the south and east, it is considered that prior approval of siting and design is required.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston
Recommendation Date: 7.3.22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council