DELEGATED DECISION REPORT

DET/2022/0048 **Valid 20/12/2022**	**UPPER STONEHOUSE FARM STONEHOUSE LANE BROWN EDGE**	**PRIOR APPROVAL IS REQUIRED FOR A PROPOSED - TWIN SPAN STEEL PORTAL FRAME 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 or not Prior Approval is required for the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

The site is in the countryside (and within the Green Belt) on a farm next to the north-west edge of Brown Edge village. The farm property lies behind farm buildings and dwellings on the west side of Boardman's Bank, a country lane, which also provides the access to the farm between buildings. The site itself is immediately to the west of the farm buildings at the property. It is a square shaped and vacant piece of land. Open fields lie to the west of it. The land around the site slopes downwards from the village to the east towards the west. The farm property is 31 hectares in size.

PROPOSAL

The application is a "Notification of Prior Approval" application for a detached dual-span modern portal framed farm storage building with green box profile metal sheeting for the walls. It would have floor dimensions of 18.3 x 18.3 metres and a height to the ridges of 6.7 metres. It would be used for the storage of feed and bedding (for the livestock enterprises) and machinery.

Elevational drawings and a site plan showing the exact location of the building along with a location plan and landholding plan showing the farm boundaries are included in the application.

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 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

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. On the basis of the information provided, it would appear that it would pass those tests and therefore the building can be provided under permitted development via “Prior Approval” application without the need for full planning permission.

The Council must now decide if Prior Approval is required for the siting, design and external appearance of the building (i.e. the tests under Class A.1(2)). Although elevation and site plan details have been provided and details of the finishing materials, I consider that Prior Approval is required. This is because the building would be visible from the public realm, particularly from a public footpath crossing fields a short distance from the north and also possibly from the country lane itself where the farm buildings can be viewed looking down sloping land towards the west, especially given the height of 6.7 metres. The building would also appear to encroach further into the open land to the west than the current buildings and is not completely contained by other adjacent buildings. The Council therefore considers that further assessment of the visual impact on the landscape and appearance of the area is required so that it can be fully established whether or not the siting, design and appearance of the development is acceptable.

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 drawings and information submitted, showing its scale, design and siting, 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: 17.1.23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council