

DELEGATED DECISION REPORT

DET/2023/0002
Valid 18/01/2023

BROMLEY WOOD FARM
HILL LANE
MORRILOW HEATH

PROPOSED AGRICULTURAL
BUILDING FOR STORAGE OF
HAY AND FODDER

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed storage 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 LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

Bromley Wood Farm lies in a rural area on the boundary of East Staffordshire and Stafford Borough. The holding consists of a farmhouse, alongside a small number of dilapidated agricultural buildings both of traditional and modern construction.

Surrounding land is in agricultural use, with dispersed properties in the locality. Access is provided along a private driveway from Hill Lane. The holding consists of 27.11ha of land under holding number 37/026/0223.

PROPOSAL

It is proposed to erect a new general purpose agricultural building on the site. This is to be located away from the main farmhouse, on an area of existing hardstanding formally used for open air sheeted silage storage. The building will solely be used solely for the storage of sheeted silage to reduce loss of the crop, the haylage will come from the land and be stored in the shed prior to use on the holding.

The proposed building measures 36.4m by 18.2m with an eaves height of 4.5m and a ridge height of 6.9m. It is to be finished in a mixture of blockwork and Yorkshire boarding with a fibre cement roof.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for fodder storage associated with an established enterprise of more than 5ha. The proposed building has a floorspace of less than 1,000m², and a height of less than 12 metres. The proposals lie over than 3 kilometres from the perimeter of an aerodrome.

The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise. Therefore, the "Notification of Prior Approval" process can be used to determine if the building can be permitted. As it meets Class A.2, the building will be permitted development that can be carried out without needing full planning permission. The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The red edge on the location plan marks the position of the proposed building to be located to the south of woodland edge boundary. It is apparent from the mapping system and aerial photographs that there are no specific biodiversity allocations or constraints on the land and that woodland groupings and established hedgerow boundary would screen the building from public footpath 350m to the south, and the public highway 650m to the south.

CONCLUSION / PLANNING BALANCE

The proposed storage building appears to meet the criteria under Class A.1 for Part 6 development. There is enough information submitted with the application to determine that the siting and appearance would not need any further assessment, therefore meeting the tests of Class A.2 of Part 6. The proposed building is therefore considered to be permitted development without needing a full application and no further Prior Approval is needed.

**OFFICER RECOMMENDATION :
PRIOR APPROVAL NOT
REQUIRED**

**Case Officer: Ben Hurst
Recommendation Date: 15/02/2023**

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council