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.

It was determined on 17th January 2023 that Prior Approval would be required for the siting, design and external appearance of the building would be required.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: The applicant installed a site notice on 19.1.23 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 17th January 2023 that Prior Approval was required for the building because the building would be visible from a public footpath running across fields a short distance to the north of the site and also partly visible from the nearest public highway to the east despite the presence of other farm buildings closer to the road. Therefore it was felt further consideration should be given to the visual impacts of the area and whether there were any better places within the farm that the building could be sited.

On further assessment and a visit to the site to assess the visual impact on the landscape particularly from public footpaths, roads and the public realm, I consider the proposed siting is the best available at the farm in terms of visual impact. It is viewed as a slight encroachment into the open countryside to the west, away from the tight-knit grouping of buildings. However, given the presence of buildings to the north, including a dwelling within the farm property (possibly the farmhouse) of similar height to the proposed of considerably less volume, this is not a significant encroachment. There is a yard area a short distance to the north and to the south of the dwelling which would better accommodate the building in relation to the other

buildings and with a footprint slightly closer to the road rather than the open countryside to the west. However, if the building would be sited there, it would block a gap where views of open countryside and hills to the west exist from the road and framed to the north by traditional farm cottages. The building would also be far more prominent from the road than its current siting behind (west of) an existing farm building which it would be adjacent to and which helps to screen the building.

The building would have a standard double portal framed design and the green box profile metal sheeting which would cover the walls and roof would be appropriate in this rural location and help it blend into the green landscape.

Overall, the height, scale, design, materials and siting of the building adjacent to other buildings of similar size is such that it would not significantly harm the landscape of the character and appearance of the immediate surroundings and therefore 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 proposal has been assessed as having an acceptable siting, design and appearance 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 : PNREQ

Case Officer: Chris Johnston
Recommendation Date: 16/03/2023

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Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council