DELEGATED DECISION REPORT

DET/2023/0019 **Valid 07/07/2023**	**HIGH VIEW FARM HOLT LANE** **KINGSLEY**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR AGRICULTURAL BUILDING TO STORE IMPLEMENTS AND ADDITIONAL STORAGE FOR CROPS** **(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 between Kingsley to the north and Kingsley Holt to the south and comprises an open part of a dairy and sheep farm on the east side of Holt Lane, a country lane connecting the two villages. The site is a short distance to the east of the grouping of farm buildings. The farm is surrounded by open fields. The site is not affected by any particular land designations. The farm property is 226 hectares in size and there is 330 cattle and 25 sheep.

PROPOSAL

The application is a “Notification of Prior Approval” application for a detached farm storage building to be used for implements and for sheltering crops. It would have a typical metal-sheeted portal framed design and a footprint of 18.3 x 18.3 metres and with a dual-pitch roof which gives a max ridge height of 7.9 metres. It would have a blockwork plinth of 2.0 metres in height and above this would be Juniper Green metal sheeting on three sides and a mix of black and green metal sheeting on the “front” elevation where the entrance, large enough for farm vehicles, is located. The roof would comprise a fibre cement material.

A Design and Access Statement has been submitted which explains the following:

As a result of the applicants successful business they require this building to secure the expensive equipment and implements in that are required for the continued success and management of the holding. Currently many of these

items are stored outside and with the rise in thefts of agricultural equipment the applicant is very much aware of the lack of secure storage on the holding away from the roadside.

This building will also be used for any excess crops that cannot be stored with the dedicated buildings, over the last couple of years with the change in weather and farming practices with regards to the management of crops, the applicants have seen an increase in produce at harvest time and struggle to store the excess, this is then stored outside and quickly spoils. This building would enable the excess crops to be stored inside and reduce wastage on the holding.

There is not sufficient enough room in the existing buildings to house the stock levels and to store the fodder and implements required to manage the holding. The applicant is fully aware of the inadequate storage facilities available. This proposed building will be used to store implements and for general storage of farming equipment, including the combine harvester, baling machine, tractors and other agricultural implements that require secure storage on the holding. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen.

The application forms also add:

The height and design of the building is designed for the storage of large agricultural machinery and implements and so that a trailer can be tipped within the building when depositing crops.

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

There have been a number of previous Prior Approvals under part 6 of the GPDO and also full planning permissions granted for various buildings and structures at the farm but no previous applications for this particular site.

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)). The footprint is not large compared to the other buildings in what is a very large farm although the height of 7.9 metres does appear excessive. Justification of the height is given in the application forms and there are likely to be buildings of a similar height on the farm. The building would be placed on the edge of the group of farm buildings but would appear detached from the nucleus of main larger metal sheeted building and so it could be questioned if the building could be sited closer to prevent encroachment into the open fields in the interests of landscape visual impact. Also, the building would be visible from Holt Lane (despite being placed to the other side of the other buildings which are close to the lane) and also Churnet Valley Road, the A road to the south-east where it would be the closest building at the farm to that road. There is a row of trees immediately to the east of the site but these are unlikely to provide complete screening from the east. Furthermore, the is a public footpath which runs past the site to the east, crossing fields and another footpath a short distance further to the east, also crossing the fields. The proposed building would be visually prominent from both footpaths.

For the above reasons, I consider that Prior Approval would be required and that a site visit would be necessary to establish if the siting, design and appearance of the building, is acceptable. Further assessment is needed.

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: 28.7.23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council