DELEGATED DECISION REPORT

DET/2023/0024 **Valid 26/07/2023**	**HIGH CONEYGREAVES FARM** **CONEYGREAVES LANE** **CONEYGREAVES** **CHEADLE**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR -** **PORTAL FRAME FODDER AND IMPLEMENT STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Compliance with GPDO(2015) Schedule 2 Part 6
- Siting, Design and external appearance

DESCRIPTION OF SITE

Secluded rural location. Nearest neighbour, an un-connected private dwelling 350m to the SW. Gently undulating rising ground with southerly aspect. Wooded backdrop to the north.

PROPOSAL

A 30.5m x 12m open fronted storage building – *"The proposed development will be of portal frame construction, measuring 100ft by 40ft with an eave's height of 16ft. The building will be constructed of concrete panels to 2 meters in height with corrugated metal sheeting thereafter to the eaves finished in green. The roof will be corrugated metal sheeting finished in green with 20% sky lights. The proposed building will be open fronted to the northern elevation with five 20ft bays and enclosed on three sides."*

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:
- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

08/01934/FUL_MJ – Change of use of former quarry to golf course, landscaping to form course, erection of clubhouse, green keepers building and car park – Approved – not implemented

CONSULTATIONS

Publicity

None, due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building proposed must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6.

If eligible as a Part 6 prior notification the development is subject to assessment only if the LPA deems this to be necessary and then on the specific matters only of siting, design and external appearance.

Siting

The main consideration for the LPA in this case must be to take account of any impact of the proposed siting on the natural environment. The submitted details give no specific information on this and the information available to the LPA suggests that hedgerows, trees and general land biodiversity should be considered.

There would not seem likely to be any highways nor neighbour amenity considerations needing to be taken into account with this proposal.

Design

The design is conventional for a modern portal frame agricultural store building.

External appearance

A public footpath right of way passed at 75m from the proposal along a NW – SE axis. The potential external appearance of the proposed development should be taken into account.

CONCLUSION / PLANNING BALANCE

There is the potential for a range of impacts related to siting chiefly in relation to site topography and potential biodiversity including trees and hedges. Proposed finished site levels should be considered. For these reasons it would be appropriate to determine that prior approval is required.

OFFICER RECOMMENDATION : Prior approval required

Case Officer: Arne Swithenbank
Recommendation Date: 22nd August 2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council