

DELEGATED DECISION REPORT

DET/2023/0029
Valid 27/09/2023

LITTLE LYMFORD FARM
TUNSTALL ROAD
BOSLEY

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR -
GENERAL PURPOSE FARM
STORAGE BARN

(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 comprises part of an open field at a farm with a size of 14.2 hectares on the west side of Tunstall Road, country lane. It is about a mile to south-east of Bosley village and about a mile to the north of The Cloud hill. The lane provides the access to the site via long surfaced driveways. There is an existing cluster of farm buildings to the south of the field and a group of smaller farm buildings to the north. The land slopes downwards from south to north. It is in the Green Belt.

PROPOSAL

The application is a "Notification of Prior Approval" application for a new agricultural storage building with a typical portal frame design, concrete base and green metal sheeting above and grey fibre cement sheets for the roof. It would have ground dimensions of 40 x 24.5m and a height of 10.3 metres to the roof ridge (8.3m to the eaves). It would have a vehicular roller shutter access door facing the lane to the east. A Supporting Document has been submitted stating the following:

The unit at Little Lymford Farm is owned and farmed by Agri-Tradaco UK Ltd. The land and buildings were acquired by the owner/applicant in September 2014. The owner already has an existing farming business in Belgium and over 20 years' experience in farming. Over the past 8-9 years the applicant has invested substantial funds in improving the main range of buildings at Little Lymford Farm to provide good quality livestock and storage facilities. There is a need however for additional storage space to primarily house hay and straw and also some machinery and general farm produce.

The applicant farms in a sustainable and organic way. He needs dry, secure storage

space to allow continued growth of the business. A suitable modern and fit-for-purpose agricultural storage barn is required to accommodate machinery, hay, straw, farm materials, working space, etc.

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)). This would be a large building and relatively high at over 10.0 metres in height. It would sit close to the existing farm buildings to the north. However, whilst this would provide some

screening this would only be to one side. The building due to its scale and height would be potentially visible from the lane and is likely to be visible from more distant views from The Cloud hill which is publicly accessible. Regardless of where it can be seen from the public realm, a building this large will have a potential impact on the landscape.

For the above reasons, I consider that Prior Approval would be required so that the impact on the landscape and character and appearance of the area can be properly assessed.

CONCLUSION

The proposed development appears to meet the tests in Part 6 Class A.1 and can potentially be provided under permitted development not requiring a full planning application, via the Notification of Prior Approval process. However, due to the scale of the building and its siting, it is considered that Prior Approval is required to determine if the siting, design and appearance is acceptable.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Chris Johnston

Recommendation Date: 20.10.23

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council