DELEGATED DECISION REPORT

DET/2023/0022 **Valid 21/07/2023**	**MOUNT PLEASANT FARM** **CHEADLE ROAD** **BOUNDARY**	**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED AGRICULTURAL EXTENSION** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

Whether the siting design and external appearance are acceptable;

DESCRIPTION OF SITE

The site is part of Mount Pleasant Farm, Cheadle Road, Boundary. The farm buildings are approx. 150 to 200m to the east of the road and a short distance to the north-east of Forsbrook. The farm is long established and has a size of 50 hectares.

PROPOSAL

The application is a "Prior Approval" application for an extension to an existing agricultural building for the purposes of storing silage and which would have dimensions of 27 x 15 metres, an eaves height of 6.0 metres and a ridge height of 7.5 metres. The materials would comprise green metal clad walls over a grey concrete base and a grey cement roof.

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

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On the 18th August, the Council issued a decision that "Prior Approval" was required. The agent subsequently put up a site notice as required under the legislation with a date of 28.8.23. Further drawings, as requested, were also received which show the exact siting and elevations of the building. This would be placed to the south-east side of the current buildings and have the same shape, depth and height as the adjacent building but with the continuation of the roof slope to cover an open area and which joins onto the adjacent building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent decisions relating to the property.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.9.23.
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Further drawings have been submitted to enable the Council to properly determine the siting, design and appearance of the development in terms of the visual impact on the countryside. The development would be in the form of a continuation of a row of metal sheeted portal framed typical modern farm storage buildings which stretch away from the main road towards the open countryside to the south-east. The proposed building would be seen as the end building in the row. Although it would represent a further encroachment into the countryside, it remains well integrated with the current farm buildings and would not appear as an isolated and exposed building in the open landscape. It would be visible from parts of the main road but only at a distance and would not be harmfully prominent when viewed from road and public footpaths as would be seen as part of a group of attached farm buildings, particularly as the height, shape, depth, design, materials and colours of materials would be the same as the adjacent building.

Overall, it is considered on the basis of additional plans that the siting, design and appearance of the development is therefore acceptable.

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 on the basis of the additional drawings to show the exact siting and elevations of the building is now 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.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 13/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council