

DELEGATED DECISION REPORT

DET/2023/0037
Valid 06/11/2023

MOUNT PLEASANT FARM
MOSS LANE
CHEADLE

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR AND END
EXTENSION TO EXISTING
STEEL-FRAMED
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed storage 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 the LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

Mount Pleasant Farm lies in a rural area to the south west of Cheadle. The application site is a roadside field to Freehay Lane with strong hedgerow boundary to the highway verge. There is a central access with the highway that has dropped kerb and bound surface to the gate that is set back from carriageway edge. To the side of the access, behind hedgerow there is a portal frame sheet clad shed parallel to the road.

Google Street photographs dated Sep 2023 show cattle on the land and silage stored behind the shed. The application form states the unit to be of 100 ha in total.

PROPOSAL

It is proposed to erect a new general purpose agricultural building on the site as an adjoining extension to the existing building. The building would be used for the storage of vehicles and machinery. Its total height would be 1.75m higher than the adjacent building to accommodate the storage. The building would have concrete base with box profile sheet above and be open fronted.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2015/0030 Agricultural building. Prior Approval Refused.

SMD/2020/0705 Outline app for two storey detached dwelling. Refused.

SMD/2021/0604 Outline app for two storey detached dwelling. Refused.

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for machinery storage associated with an established enterprise of more than 5ha. The proposed building

has a floorspace of less than 1,000m², and a height of less than 12 metres. The proposals lie over than 3 kilometres from the perimeter of an aerodrome.

The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise. Therefore, the "Notification of Prior Approval" process can be used to determine if the building can be permitted. As it meets Class A.2, the building will be permitted development that can be carried out without needing full planning permission. The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The red edge on the location plan marks the position of the proposed building to be located to the north eastern end of the existing building and be similar in width/length. It is apparent that from Freehay Lane to the south east, the new building would be similar in impact and presence to the existing building. Both buildings would sit behind the significant roadside hedgerow. There are no specific biodiversity allocations or constraints on the land and woodland and established hedgerow boundary to the north west boundary would screen the building across farm land from Moss Lane to the north.

CONCLUSION / PLANNING BALANCE

The proposed storage building appears to meet the criteria under Class A.1 for Part 6 development. There is enough information submitted with the application to determine that the siting and appearance would not need any further assessment, therefore meeting the tests of Class A.2 of Part 6. The proposed building is therefore considered to be permitted development without needing a full application and no further Prior Approval is needed.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 01/12/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council