

DELEGATED DECISION REPORT

DET/2023/0043
Valid 01/12/2023

PROCTORS NURSERY
LEEK ROAD
ENDON

AGRICULTURAL STORAGE
BUILDING FOR THE
AGRICULTURAL/NURSERY
BUSINESS

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the siting, design and external appearance of the proposed building is acceptable.

DESCRIPTION OF SITE

The site comprises part of a large plant nursery (with 5.5 hectares) on the north side of Leek Road, Endon (A52), which provides the access to the nursery, a short distance to the north-east of the village. The application site is short distance to the north of the main cluster of buildings and polytunnels at the nursery site. There appears to have been a recent northward expansion of the plant growing areas and tracks into former fields, which now surround the site. There is a small pond to the north. The nursery is surrounded by open land within the Green Belt.

PROPOSAL

The application is a "Notification of Prior Approval" application for a new agricultural/horticultural storage building for the business and which has a footprint of 18.3 x 12 metres, an eaves height of 4.65m and a ridge height of 6.3m. It has a typical modern portal framed storage building design with green metal sheeting for the walls and roof, above a concrete base and a vehicular roller shutter access door facing west.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural or horticultural 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.

The Council decided that on 28th December 2023 that Prior Approval was required for the siting, design and appearance of the proposed building. A Site Notice was put up the applicant's agent as required. This was put up within a day of the decision.

Amended plans were received on 5th February 2024 which move the building from the east side of the open site and to the north of the pond to a siting further to the south-west, a short distance to the north-west of the bungalow. The design of the building has not changed other than the repositioning of the roller shutter door from west to east elevations although other than that, the orientation of the building has not changed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of full planning permissions granted for buildings, polytunnels and a workers dwelling all associated with the business but no recent or relevant Prior Approval applications (under Part 6 of the GPDO) have been submitted relating to the business.

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

The new siting of the building is much improved in terms of visual and landscape impact. It was previously in an open part of the site and would have appeared isolated from all the other buildings and structure and therefore would have been much more prominent from the road and public footpaths in the area. The new siting allows is as close to the other buildings as possible but still to the north of them where it will be screened from views from the main road by the buildings to the south. The new building would not be excessively higher than those buildings (which include a brick and tile dwelling and brick storage building). It would be more visible from the public footpath which runs along the west boundary but not as visible as the other structures closer to it. From the north it would be seen against the backdrop of buildings to the south and would read as part of the grouping of building. I consider the new siting is the best part of the plant growing property for it to be located in terms of its visual relationship to the other buildings and the rural appearance of the landscape. The building itself has a standard agricultural storage building form and

design and green coloured sheeting which would help it blend in to the rural area and would not be out of keeping with the character and appearance of the countryside.

There are no nearby dwellings (other than the one associated with the nursery) that would be adversely affected in terms of overlooking, overshadowing or overbearing impacts and no other amenity impacts such as noise are envisaged.

Overall, it is considered on the basis of the amended drawings 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 amended drawings which change the siting is assessed as having an acceptable siting, design and appearance and the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 16/2/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council