

DELEGATED DECISION REPORT

DET/2024/0008
Valid 16/02/2024

TEAN LEYS FARM TEAN LEYS
LOWER TEAN

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR -
STEEL FRAMED CATTLE SHED

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A and if so whether or not the following matters are satisfied.
- Siting;
- Design;
- External appearance.

DESCRIPTION OF SITE

The application site is Tean Leys Farm off Leigh Lane, Lower Tean which is accessed via a lengthy farm track. The farmhouse is a large, attractive building which has benefitted from planning approval for extensions and alterations. Within the farmyard area there are a number of agricultural buildings. A search of the site's planning history reveals a number of approvals for cattle sheds, a milking parlour and poultry sheds. This is a well-established farming enterprise which sits within the open countryside (not Green Belt). The site is not within any Conservation Area and there are no protected trees within the vicinity of the proposed development site. To the north-east of the farmhouse is a large courtyard area bounded by a roughly 'L' shaped brick and tile (gable ended barn) and a block and timber agricultural building. Whilst the farmhouse and brick barn certainly has some historical merit, they are not listed and there are no listed structures within the site. Public Right of Way 'Checkley 12' runs through the site in a north-east/south-west direction before linking with 'Checkley 42' to the north. The proposed extension would not block/alter the course of the Public Right of Way.

PROPOSAL

The application consists of an application form and two location plans. The location plans show the red edge of the proposed development. The application form confirms that this Prior Notification is for an extension to provide a steel framed cattle shed. Proposed dimensions are 27.5m x 27m x 8.5m to the ridge. Eaves height is given as 4.9m. The application form goes on to state that walls would be constructed from timber and there would be a grey, fibre cement roof. During the site visit the applicant stated there were approximately 150 young and 170 adult cattle.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations

DC2 The Historic Environment
DC3 Landscape and Settlement Setting

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
12. Achieving well-designed and beautiful places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0033	Proposed alterations to dwelling. Approved.
SMD/2021/0398	Demolition of existing single storey extension, modifications to the first floor roof, lowering of chimney and alternative windows to side elevation. Also internal changes to door positions on ground floor. Approved.
DET/2018/0013	Application for steel frame cattle shed. Approved.
SMD/2014/0381	Construction of a cattle shed. Approved.
SMD/2011/0177	Construction of a steel framed building to house a replacement milking parlour for the existing dairy herd. Approved.
10/00470/FUL	Construction of new poultry shed, linked to existing five sheds. Approved.
05/00687/FUL	Extension of existing farm building to form egg store, erection of two poultry sheds and realign farm drive. Approved.
04/01067/FUL	6 No. bays and 2 No. bays extensions to 2 No. farm buildings. Approved.
02/00186/NOT_TL	Erection of 15 metres mast, ancillary equipment cabinets and compound (prior notification).
10/00858/PNOT_1	Erection of Steel framed shed.

83/11907/OLDDC Excavation of sub-soil in connection with motorway construction.
Approved.

CONSULTATIONS

There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required.

OFFICER COMMENTS

The application contains very little information about the proposal beyond what is presented within the application form. The Local Planning Authority (LPA) are informed that the agricultural unit is 64 hectares in size and that the land has been used for agricultural purposes for 100 years. It is understood that the new accommodation would be used to house dairy cattle and would include provision of cubicles and feed passage.

The information submitted clearly shows that the proposed building is to be used for the purposes of agriculture. Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are 'reasonably necessary for the purposes of agriculture within that unit.'

The proposed building size (including height) is not considered excessive for the holding size. There is no reason to believe that the building is not 'reasonably necessary for the purposes of agriculture within that unit.'

Assessment of the Part 6 allowance is as follows;

A.1 (a) this is not a separate parcel of land which is less than 1 hectare in area, it is linked to the farmyard and in close proximity to the applicant's dwelling.

(b) N/A as no Part 3 Class Q or S development has taken place.

(c) does not involve works to a dwelling;

(d) No reason not to believe that the building would not be designed for agricultural purposes. The intended materials, confirmed on the application form as timber walls and fibre cement roof, are typical agricultural building type of materials. However there are no elevations which results in the application being unable to demonstrate whether design and external appearance are acceptable.

(e) As the application does not include details of the sizes of the buildings to which this extension would be attached, it is not possible to determine whether the scheme complies with this part.

(f) not within 3km of aerodrome;

(g) building does not exceed 12m high;

(h) building is not within 25m of metalled trunk or classified road;

(i) the extension would be used for the housing of livestock. Within 400m of the proposed extension is Hillcrest House however this property is shown to be within the applicants/family ownership as it is within the submitted blue edge (on plan); therefore within the agricultural unit.

(j) is not development on/over article 2(4) land;

(k) not to be used for storage of fuel for or waste from a biomass boiler or anaerobic digestion system.

Siting, design and external appearance

There is easy vehicular access to the area where the proposed agricultural development would be located. The farm track links to Leigh Lane, through agricultural fields. The area where the applicant proposes to extend is close to the farmhouse and upon a currently open, hard-surfaced courtyard which is surrounded by agricultural buildings. Visual impact of the development will be limited to within the farmstead itself. The extension would not encroach into any surrounding open fields, it would be viewed in the context of existing agricultural development.

The issue with the current submission is that it is lacking sufficient detail. The proposal appears to comply with most of the Part 6 criteria above but sections (d) and (e) require further information which would also allow full assessment as to whether the scheme complies with the criteria. Further consideration would then have to be given to siting, design and external appearance, which cannot fully be undertaken with the information currently provided.

From the information supplied, it is not clear how the extension would visually and physically relate to the existing range of buildings. Both of the location plans seem to show the 'L' shaped brick barns within the red edge of the application site, suggesting that these buildings may need to be demolished to make way for the addition; without detailed plans it is not possible to confirm this either way. There would certainly be some impact upon the wider site by the loss of the brick barn, whilst it is not listed, it does have character and together with the farmhouse, certainly does have some historical interest.

CONCLUSION / PLANNING BALANCE

The application appears to comply with much of the Part 6 allowance. However, Prior approval is required for the siting, design and external appearance of the proposed extension which will allow consideration of whether the scheme is fully Part 6 compliant and suitable for this site. Moreover, it is unclear from the proposals how the proposed building would relate to the existing buildings on site and whether an demolition would be required. It is noted that the Part 6 Prior approval method cannot be used to seek consent for any demolition. Demolition would be likely to require separate consent. For these reasons details of siting design and external appearance are required.

OFFICER RECOMMENDATION : Prior approval required.

Case Officer: Lisa Jackson

Recommendation Date: 15.03.2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council