

DELEGATED DECISION REPORT

DET/2024/0013
Valid 15/04/2024

YEW TREE FARM
DAMS LANE
GRATTON

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
REPLACEMENT
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Compliance with GPDO(2015) Schedule 2 Part 6
- Siting, Design and external appearance

DESCRIPTION OF SITE

Roadside rural farmstead in pastoral setting with scattered nearby farms and private dwellings. Site includes a stone and brick two storey building of obvious age and character with attached more modern 20th C farm shed structures.

PROPOSAL

The proposal involves the demolition of an existing range of linked buildings c.400m in area and replacement with a single building of c.600m² in area – c.43m x 14m x 4.9m to eaves level.

From the statement: *“the building will be used to store Heston bales of hay and straw, the holding produces approximately 4500 small bales a year. By enabling these bales to be stored in the building it will reduce the use of plastics therefore helping the holding to remain environmentally friendly.”* It will also be used to store machinery and equipment.

The building will incorporate a factory coated, coloured fibre-cement sheet roof in , Juniper Green (12B29) incorporating GRP rooflights and a solar panel array on the south facing slope. Vertical cladding over concrete panels to be treated box profile steel sheeting, coloured Juniper Green (12B29). All roof and vertical joints will be made good with matching flashings. The west gable elevation lean-to wall will be constructed from the stone materials removed from the existing building.

A preliminary ecological appraisal from August 2023 accompanies the application.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None on recent record

CONSULTATIONS

Publicity

None due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building development proposed including demolition must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6. These include:

A.1 (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road. According to the Council's constraints map record the adjacent metalled road which is about 20m away is the D 1068 and 'unclassified'.

There is no indication that the building would be used to accommodate livestock and it would not be PD if it were as it is within 400m of unrelated non-farm dwellings.

Design

The design involves the loss of an existing stone and brick building. The replacement building would incorporate a series of forms and materials as can be seen from the elevations drawing 1148-003.

Amenity

There are no indications of any likely adverse impacts for neighbour amenity.

Highway Safety

No information available.

CONCLUSION / PLANNING BALANCE

The proposal building would have a substantially different appearance from the existing and the loss of the stone and brick building would lead to a very changed design character and appearance.

It is considered that the LPA should utilise the opportunity under the Part 6 Class A procedure to determine the impacts of the proposal chiefly in terms of the design and appearance in this location.

Therefore it is concluded that prior approval should be required.

OFFICER RECOMMENDATION : Prior approval required

Case Officer: Arne Swithenbank

Recommendation Date: 13th May 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

