**DELEGATED DECISION REPORT**

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| **DET/2023/0026**<br>**Valid 29/08/2023** | **BLACKWOOD HOUSE FARM BLACKWOOD HOUSE LANE HORTON LEEK** | **PRIOR APPROVAL FOR A PROPOSED NEW BUILDING - COVER OVER AN EXISTING MUCK STORE**<br><br>**(AGRICULTURAL/FORESTRY DETERMINATION)** |

**MAIN ISSUES**

Whether the siting, design and external appearance of the proposed building is acceptable

**DESCRIPTION OF SITE**

The site is part of Blackwood House Farm on the south side of Blackwood House Lane between Lask Edge to the west and Horton to the east. The access to the farm is also off this lane and is included in the application site boundary. It leads to a gap between farm buildings to the west and east and there are also buildings to the north including a traditional stone farmhouse which is a Grade II listed building and attached stone barn, also listed, which is directly adjacent to the site to the north-east. Open fields lie to the south of the site. The farm is a long established cattle farm with a size of 40 hectares.

**PROPOSAL**

The application is a “Notification of Prior Approval” application for a new building to cover an existing outdoor muck storage yard. It is described as a “cover” but is in actual fact a building with four walls and a dual low-pitch roof. The walls would be entirely clad with natural timber Yorkshire boarding. A Supporting Document has been submitted stating the following:

*The applicants have a well-established farm business enterprise, farming 120 head of cattle over 100 acres or thereabouts of grassland. The proposed development is aimed at improving nutrient content from cattle manure which is applied to the land and provides vital nutrients for the grassland, as well preventing greenhouses gases escape from the muck store.*

*The proposed development will be of portal frame construction and Yorkshire boarded walls with a cement fibre roof sheet.*

*The proposed development is designed to prevent rainwater from entering the muck store, which in turn improves nutrient quality of the muck when applicated to the land and helps to prevent surface water runoff.*

*The cover over the muck store helps to reduce greenhouse gases and improve air quality. The proposed cover over the existing muck store is very much focussed on aiding the applicant to farm in an environmentally friendly manner, actively working towards the government net zero by 2050 target.*

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.

On the 26th September 2023, 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 5.10.23.

On 19th February 2024, amended plans were received to more clearly show the siting of the building in relation to existing buildings and also a drawing showing minor amendments to the elevations. The drawings show a footprint of 28 x 18 metres, an eaves height of 5.2m and a max height (to the ridge) of 7.2m above the ground on the west elevation and eaves and ridge heights of 8.0m and 10.0m on the east elevations due to a sudden drop in ground levels towards the east.

**RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

N/A

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 26.10.23
Neighbour consultation period ends: N/A
Press Advert: N/A

**Public Comments**

None.

**Town / Parish Comments**

None.

**OFFICER COMMENTS**

The building would be most visible to the public from the adjacent road passing the farm to the north which also provides the access to the farm. From here the upper part would be visible behind other large modern portal framed farm buildings. It would be placed in gap between existing large similar modern portal framed buildings. Although larger and wider than the adjacent building to the west, it would have the same ridge roof height above AOD. There is a Grade II listed stone farmhouse and barn a short distance to the north-east. However, although it would be placed close to the south end gable of the long barn, it is separated from the proposed building by a small modern lean-to structure. From the road, the proposed building would not interfere with the line of sight towards the listed buildings. Other large modern farm buildings would be more prominent and the setting of the listed barn is already affected by an adjacent and more prominent farm building to the west. The proposed building, which would also appear slightly lower than the listed long barn would be less harmful to the listed buildings than the existing modern metal and timber sheeted buildings.

From the south, where public footpaths cross fields, it would appear as being in a large gap between existing buildings modern farm buildings. Only the narrow gable end of the listed building is visible from the paths to the south and a gap would still be maintained directly to the south of the listed barn. The proposed building would not significantly block views of the listed barn when viewed from the south. The proposed building would also not encroach any further southwards than the existing modern adjacent farm buildings. It would appear as being well contained within the group of farm buildings.

The building would be timber clad and this is in keeping with the other modern farm buildings some of which also have this material.

Overall, it is considered 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 is 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: 11/04/2024**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**