

## DELEGATED DECISION REPORT

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**DET/2024/0012**  
**Valid 15/04/2024**

**SPRINGFIELD BARN**  
**BRADLEY LANE**  
**BRADLEY IN THE MOORS**  
**ALTON**

**APPLICATION TO DETERMINE  
IF PRIOR APPROVAL IS  
REQUIRED FOR -  
PROPOSED STEEL FRAMED  
PORTAL BUILDING, FOR THE  
STORAGE OF CROPS AND  
IMPLEMENTS**

**(AGRICULTURAL/FORESTRY  
DETERMINATION)**

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

The site is part of Springfield Farm, a 44 hectare arable farm on the west side of Bradley Lane, a narrow lane connected to the B5032 to the north, between Cheadle and Alton. There are a number of buildings grouped together next to the road, comprising a farmhouse and a number of large modern metal sheeted portal framed storage buildings. The site itself is at the south end of the farm buildings close to the south access into the farm off Bradley Lane and with an adjacent existing storage building to the east, other buildings across a yard to the north and open fields to the west and south. The farm has been in operation for 75 years.

### PROPOSAL

The application is a "Prior Approval" application for a new metal-sheeted portal framed storage building with a footprint of 24 x 22 metres and a max height of 10.3 metres and which would have Juniper Green metal sheeting above a concrete block base. The reason for the new building is that "there is currently not enough space within the existing buildings to store the crops harvested on site or the machinery and implements over the winter periods."

The reason for the style and design of the building is so that large agricultural machinery can enter and manoeuvre within the building and enable trailers with crops on to be unloaded within the building

The accompanying Design and Access Statement gives further background to the proposal as follows:

*This proposal will assist the farm to be economically viable and reduce the amount of waste crops due to inadequate storage.*

*Crops produced on the applicants holding will be stored within the building. The average yields on the farm are still growing, therefore the requirements for additional high-quality storage have increased.*

*There is not sufficient enough room in the existing buildings to store the crops or to house the implements used on the holding.*

*Currently crops are stored in trailer bodies to assist in deterring rodents from accessing them. This is not practical, looks an eyesore and is not cost effective to hire the units in.*

*This building will also provide a storage area for some of the larger machinery that cannot currently be stored in the smaller buildings. This will include a combine harvester and associated equipment as well as the larger tractors. This building will enable the equipment to be kept out of view and restricts the chances of the implements being stolen with the increase in agricultural machinery thefts in rural locations.*

*This proposed building will be sited adjacent to the existing building as shown on drawing No. 1153-001. This is for ease of the farming process and also to give a clear gap between the buildings in case of a fire.*

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 13<sup>th</sup> May 2025, 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 15.5.24.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

N/A

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

None relevant.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 5.6.24

Neighbour consultation period ends: N/A  
Press Advert: N/A

### **Public Comments**

None.

### **Town / Parish Comments**

None.

### **OFFICER COMMENTS**

It was decided that the proposed development would pass the tests in Part 6 Class A(1) of the GPDO. For example, it would not exceed a footprint of 1000 sq.m and the building would be more than 25m from a classified road. It considered that Prior Approval would be required of the siting, design and appearance of the development due to its relatively large scale and height and also its siting on the edge of the group of farm buildings which would lead it to be visible from parts of Bradley Lane and also from a public footpath crossing fields on a north/south axis about 200m to the west of the site.

The Council must now determine the siting, design and appearance of the development. In this respect, although the building could be described as large and also high relative to many farm storage buildings in the area, it would also be adjacent to building of similar height and design, immediately to the east and also close to another modern farm building of similar height a short distance to the north. Despite the larger footprint of the proposed building, the new building would be well screened from views from the north and east by the other buildings. It would be visible from the south entrance to the farm off Bradley Lane and there would be glimpses of the building further to south from Bradley Lane although hedges and vegetation next to the road restrict views and prevent the building from appearing harmfully prominent from the lane.

The building would be clearly visible from the public footpath to the east but it would be seen against the backdrop of the existing buildings. It would also not appear isolated or detached from the existing group of buildings or represent a significant intrusion into the open fields.

The design of the building is appropriate with Juniper Green materials to help it blend in with the rural landscape. The overall design is not untypical of modern farm storage buildings in the area and is therefore not out of keeping with the area and would not appear as an alien feature in the landscape.

Overall, it is considered that the siting, design and appearance of the development is therefore acceptable. It would not significantly harm the character and appearance of the area.

## 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: 20/06/2024**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**