

DELEGATED DECISION REPORT

DET/2024/0023 Valid 21/06/2024	YEW TREE FARM CHEDDLETON HEATH ROAD LEEK	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR - AGRICULTURAL FODDER STORE (AGRICULTURAL/FORESTRY DETERMINATION)
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MAIN ISSUES

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

DESCRIPTION OF SITE

The location is a corner position in close proximity to the existing farm yard with an existing single storey stone outbuilding to the side and facing the gable end of the farm house. Field land forms the backdrop.

This is a large working dairy farm of 370 acres (150ha) with some 200 dairy cows and 100 young stock.

Access is along Fynney Lane from the public road at Basford Lane at its junction with Cheddleton Heath Lane some 600m to the west. Fynney Lane is a definitive public bridleway. The proposal building would likely be seen from the bridleway but would be somewhat to the rear of the farm buildings cluster.

PROPOSAL

As first submitted the proposal appeared to be in effect an extension to the adjacent old stone outbuilding. In consultation with the LPA the plans have been amended to re-position the development as a clearly separate detached building. The proposed external materials are also now vertical timber boarding rather than metal sheet cladding as had been first proposed. The roof would comprise anthracite-coloured tile-effect composite sheet. The building is intended to serve as a small fodder store in support of the adjacent building which is used as a calf isolation unit.

Dimensions would be approximately 6m long x 5.8m wide and 2.6m high to the eaves. It would have a similar shape profile to the adjacent calf building.

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
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 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

There have been a number of recent building extensions approved to the farm complex on the eastern side (of the farm yard but none relevant specifically to this site.

CONSULTATIONS

Publicity

None due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building proposed must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6. Fundamentally, in order to be eligible under Part 6 the development must be 'reasonably necessary for the purposes of agriculture' within the unit.

The agent has prepared a Design and Access Statement which explains the requirement to have fodder and bedding close-by for the calf building.

‘Agricultural unit’ is also defined at Part 6 D.1 and “means agricultural land which is occupied as a unit for the purposes of agriculture, including—

- (a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit, or
- (b) any dwelling on that land occupied by a farmworker.”

Agricultural land is defined and “means land which, before development permitted by this Part is carried out, is land in use for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouse or garden.”

Although close to the farm house, air photos since 1999 show a clear and consistent garden boundary running rear of the house with the proposal site always appearing as field land.

The LPA can fully accept the eligibility of the proposal in principle under Part 6.

Siting

As a modestly sized structure the siting appears to sit well with the layout of existing buildings around the farm yard. There would be no issues for adjacent neighbours as the farm stands well apart and the building usage as a store for fodder and bedding would not create new or additional disturbance.

Design and external appearance

Amended to timber vertical boarding and not attached to the older stone building adjacent, the proposal would be suitably rural and farm like in appearance.

CONCLUSION / PLANNING BALANCE

As the application details include all the necessary information to understand the nature, site position and appearance of the building proposed and as there is no doubt as to its eligibility under the Part 6 procedure and with no adverse concerns or impacts being identified the development can be recommended for acceptance without recourse to further determination.

OFFICER RECOMMENDATION : **Prior approval not required**

Case Officer: Arne Swithenbank

Recommendation Date: 18th July 2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council