

DELEGATED DECISION REPORT

DET/2024/0014
Valid 22/04/2024

TOWN HEAD FARM TOWN
HEAD
ALTON

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
PORTAL FRAMED
AGRICULTURAL STORAGE
BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- The siting, design and external appearance of the development.

DESCRIPTION OF SITE

The site lies on the north-east edge of the village and is just outside the Development Boundary for Alton but is also just within the Conservation Area, the boundary of which runs along the eastern edge of the plot of land. It comprises a farm at the eastern end of Castle Hill Road and to the north of the junction where it meets Back Lane on a bend. There are a number of adjoining modern farm buildings adjacent to the road and an adjacent large yard area to the north and east. There is open land and woodland to the north and fields to the east and south-east which belong to the farm. There are dwellings to the west and south-west where the built-up part of the village lies. The farm has a size of 40 hectares.

PROPOSAL

The application is for a new modern portal-frame agricultural storage building with a footprint of 36m x 17m and a height to the ridge of 6.5m. It would replace an existing building of similar form and design in the same location, with the same width but less length and height, which adjoins buildings to the south and west and the new building would also sit adjacent to the same grouping of buildings to the west and south and is classed as an "extension" on the forms. It would be completely open on the north side but would have a solid side wall facing east which would be finished in both timber boarding and dark green corrugated metal sheeting to match the existing buildings and a corrugated metal roof also to match.

Under Part 6 Class A of the GPDO, a full planning application is not required for new agricultural or horticultural 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 20th May 2024, 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 21.5.24.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.6.24

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The Council issued a Decision that Prior Approval was required for the proposed farm building. The Council must now determine the siting, design and appearance of the development.

The new building would replace an existing smaller and lower building in the same position within the site. It would be completely screened from views from outside of the farm to the north, by woodland and from the west, by the existing complex of farm buildings. It would be completely screened from Castle Hill Road but as it replaces a smaller lower building and would also be taller than the building in front of it next to the road, it would be visible above the existing roof ridge of the building to the south when approaching the side from Back Lane to the south of from Wheel Lane to the south-east. It is not considered this would amount to a significant additional harmful impact on the character and appearance of the area, particularly as there would be one higher existing farm building, to the south-east.

The proposed building would be more visible when approaching the village along public footpaths from the east. The site is within the village Conservation Area and the proposed building, although viewed against adjacent modern farm buildings, would also be in the same line of site as the older more traditional parts of the

Conservation Area when approaching it from the west. Despite this, as the group of buildings is still prominent from the east, the new building, larger and higher than the one it replaces, would be seen against the other farm buildings as a whole and the extent of the volume and height increase (the height would not exceed an existing adjacent building), is not so significant that it would result in a significantly greater visual impact to the detriment of the overall appearance of the area. The character and appearance of the Conservation Area would not be significantly harmed.

The design of the building is appropriate in this location and would harmonise with the other modern farm buildings at the farm. 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 including the Conservation 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: 25/07/2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council