

DELEGATED DECISION REPORT

DET/2024/0027
Valid 05/07/2024

LITTLE LYMFORD FARM
TUNSTALL ROAD
BOSLEY

PROPOSED FARM STORAGE
BUILDING EXTENSION

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed agricultural/horticultural building can be built under a Notification of Prior Approval application under Part 6 of the GPDO rather than a full planning application.

If so, whether or not Prior Approval is required for the siting, design and external appearance of the proposed building.

DESCRIPTION OF SITE

The site lies in the countryside within 1 mile to the south-west of Bosley village and comprises the yard area of an adjacent large farm building which lies to the west. It is 200m to the west of Tunstall Road which also provides the access to the building via a typical farm access lane. The land slopes downwards from south to north. The building and yard are surrounded by open land. The farm has a size of 34 ha and the land has been farmed for nearly ten years.

PROPOSAL

The application is a "Notification of Prior Approval" application for an extension to the adjacent farm storage building. The extension would have a footprint of 22 x 23m and the same eaves and ridge height as the existing building. It would also have the same width and materials. It would read as the elongated enlargement or continuation of the existing building.

A Planning Statement has been submitted which states the following:

The land and buildings were acquired by the owner/applicant in September 2014. The owner already has an existing farming business in Belgium and over 20 years' experience in farming. Over the past 8-9 years the applicant has invested substantial funds in improving the main range of buildings at Little Lymford Farm to provide good quality livestock and storage facilities. There is a need however for additional storage space to primarily house farm machinery, tools and general farm produce.

Another storage shed was approved under application DET/2023/0029 for a building to the north of the main range. This building is primarily required for produce storage and there will still be machinery and vehicles open to the elements that would be better stored under cover.

*The total floor area of the building would amount to approximately 510 sq.m
The floor area of the building plus the floor area of the building approved under
DET/2023/0029 does not 1500m2, exceed which meets GPDO guidelines.*

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 or extensions of any size, subject to the proposal meeting all the other criteria set out in Class A.1 of that part (in the case of farms of over 5 hectares). 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 and if necessary request further information in which to determine the proposal, or whether or not on the basis of the information submitted, the application should be refused.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been a number of approvals for farm buildings at the property the most recent of which was for a farm building under DET 2023 0029 to the north of the site.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

For agricultural-related development to be provided under the Prior Approval process without needing a full planning application, the proposal would need to meet the criteria/tests listed under Part 6 Class A.1 of the GPDO. However, A.1(e) states the development would not be permitted development under Part 6 Class A if any building extended under Class A.1 would exceed a floorspace of 1500 sq.m. Unfortunately the extension would result in building which has been calculated to have a footprint in excess of 2300 sq.m and therefore the development does not

comply with this criterion and therefore does not pass the tests in Part 6 Class A.1 required for it to be built under permitted development under Part 6 of the GPDO.

Therefore the issue of whether or not the proposal has an acceptable design, siting and appearance, the tests in Class A.2 is irrelevant.

As the development does not meet Part 6 Class A.1 due to its resultant size, it is not permitted development under Part 6 of the GPDO and therefore a full planning application is required for the development.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston

Recommendation Date: 18.7.24

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council