

DELEGATED DECISION REPORT

DET/2024/0036
Valid 02/09/2024

HERMITAGE FARM
FROGHALL ROAD
FROGHALL

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
EXTENSION OF EXISTING
BUILDING ROOFS TO COVER
AN OPEN YARD AREA**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A and if so whether or not the following matters are satisfied.
- Design
- Siting

DESCRIPTION OF SITE

The site consists of a farm yard and barns associated with the wider Hermitage Farm, which extends to approximately 79 acres (32 ha) of grassland under one County Parish Holding (CPH) number. The grassland provides grazing for the beef cattle and is also utilised for the production of associated forage crops.

The site of development is a concrete yard area to the rear of the existing barns, which is used to move cattle between buildings.

PROPOSAL

The proposal seeks to confirm that the proposed extension of existing building roofs to cover an open yard area is Part 6 Permitted Development. The proposal seeks to add a roof over the yard area in order to keep the area dry to minimise livestock waste runoff from rain, and protect local water quality. The total area will measure 210m² and the roofing will measure 4.6m in height to the eaves, with a 15-degree pitch.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2018/0459. DESCRIPTION: Erection of new cattle shed north of existing farm house and farm buildings. DECISION: APPROVED
- SMD/2006/0758. (OLD REFERENCE: 06/00833/NOT_AG). DESCRIPTION: Multi-purpose agricultural building. DECISION: APPROVED

CONSULTATIONS

There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required.

OFFICER COMMENTS

The application is accompanied by a supporting statement which sets out the reasons and need for the proposed muck store cover in addition to providing information about the farm business.

The statement informs that *“The proposed small scale farm development involves roofing an existing area of open yard at Hermitage Farm. This roofing will cover a section of the yard that is used intermittently by machinery and to move cattle between buildings. The project has received endorsement and grant funding from the local Catchment Sensitive Farming Advisor under the Countryside Stewardship Capital Grants Scheme under option RP28 due to its recognised environmental benefits for water quality. By roofing the existing yard area, the development will prevent rainwater from mixing with livestock waste and other potential contaminants in the yard. This measure will significantly reduce the risk of polluted runoff entering local watercourses, thus helping to protect the quality of the River Churnet. Additionally, by minimising surface water contamination, the project will contribute to the overall health of the surrounding Churnet Valley SSSI, promoting a cleaner and more sustainable environment for both agricultural and natural ecosystems.”*

The information submitted clearly shows that the proposed development is to be used for the purposes of agriculture. Part 6 ‘Agricultural and Forestry’ of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are ‘reasonably necessary for the purposes of agriculture within that unit.’

Assessment of the Part 6 allowance is as follows, with assessment of siting, design and external appearance only in the event of the proposal complying with the initial Class A criteria.

A.1 Development is not permitted by Class A if—

- Complies.** The proposed development would not be carried out on a separate parcel of land which is less than 1 hectare in area;
- Complies.** No evidence of any Class Q or S development.

- (c). **Complies.** Proposed development does not consist of, or include, the erection, extension or alteration of a dwelling;
- (d). The proposal is designed for agricultural purposes and therefore does not fail on this point.
- (e) the ground area which would be covered by –
- (i). **Not applicable.** The proposal is not presented to the LPA for accommodating livestock or plant/machinery and in any case the building would not exceed the 1000 square metres footprint allowance.
 - (ii). **Complies.** Proposal would not exceed 1500 square metres.
- (f). **Complies.** The development is not within 3 kilometres of the perimeter of an aerodrome and in any case would not exceed 3 metres in height.
- (g). **Complies.** The building would not exceed 12 metres in height.
- (h). **Complies.** Development would not be within 25 metres of a metalled part of a trunk road or classified road;
- (i) **Complies.** The proposal would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.
- (j) **Not applicable.** The proposed development is a beef cattle farm.
- (k) **Not applicable.** The proposal will not associated with a biomass boiler.
- (l) **Complies.** The site is not, or in the curtilage of, a scheduled monument.

CONCLUSION / PLANNING BALANCE

The proposed development complied with the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore is Permitted Development and prior approval is not required.

OFFICER RECOMMENDATION : **Approve, subject to conditions.**

Case Officer: Reuben Berriman
Recommendation Date: 30/09/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council