

DELEGATED DECISION REPORT

DET/2024/0038
Valid 05/09/2024

COTE FARM HAY LANE
FARLEY

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR -
A PORTAL FRAME BUILDING
MADE OF STEEL, WITH
CONCRETE PANELS TO
RETAIN FARMYARD MANURE

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed storage 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 the LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

Cote Farm is in an other rural area of countryside 2km to the east of Oakamoor and 2km to the north of Alton. Cote Farm dwellinghouse is on the opposite side of the access lane to a complex of large agricultural sheds and concrete yard. The farmyard complex is surrounded by a belt of woodland trees. The application site is to the north, rear of, an agricultural shed to the end of its gable end. Here there is an existing open silage clamp.



The application form states the holding to be a total of 1640 ha. The application site is on a land parcel that is more than 1 ha.

PROPOSAL

The application proposes a portal frame building with concrete side panels to retain and cover silage/manure in a location to the end of an existing building where there is already a silage clamp.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

7/00074/FUL_MJ Demolition of offices and agricultural buildings and erection of offices, animal housing and silage clamps for agricultural purposes. APPROVED.

OFFICER COMMENTS

The proposal meets the criteria listed under Part 6 Class A.1 of the GPDO it would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for silage/manure storage associated with an established enterprise of more than 5ha. The proposed building would have a floorspace of less than 1,000m², and a height of less than 12 metres. The proposal lies over 3 kilometres from the perimeter of an aerodrome. The facility does not therefore appear excessive or unreasonable for the size of the site and enterprise.

Therefore, the "Notification of Prior Approval" process can be used to determine if the building can be permitted. As it meets Class A.2, the building will be permitted development that can be carried out without needing full planning permission. The conditions set out under class A2 state that the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

The red edge on the location plan marks the position of the proposed building to be located to the north/end of an existing shed to cover an existing silage clamp. The farm and the application site in particular is shown on aerial photograph to be surrounded and enclosed by dense woodland edge boundary. It is apparent from the mapping system and aerial photographs that there are no specific biodiversity allocations or constraints on the land and that the pre existing building would screen the development from the public footpath 70m to the south (Farley 30) and that woodland groupings and established hedgerow boundary would screen the building from the public footpath 70m to the east and north. Map contours suggest the site is on high ground with land falling away steeply to the north and east toward incised valley, however, even where glimpses of the development might be revealed through tree cover the development will only be viewed as a small addition against substantial preexisting building behind.

CONCLUSION / PLANNING BALANCE

The proposed storage building appears to meet the criteria under Class A.1 for Part 6 development. There is enough information submitted with the application to determine that the siting and appearance would not need any further assessment, therefore meeting the tests of Class A.2 of Part 6. The proposed building is therefore considered

to be permitted development without needing a full application and no further Prior Approval is needed.

OFFICER RECOMMENDATION : PRIOR APPROVAL NOT REQUIRED

Case Officer: Ben Hurst

Recommendation Date: 26/09/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council