

DELEGATED DECISION REPORT

DET/2024/0041
Valid 03/10/2024

COTE FARM HAY LANE
FARLEY

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR
A STEEL-FRAMED, CLEAR
SPAN BUILDING TO COVER 3
EXISTING SILAGE PITS.

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed steel framed, clear span 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, silage pits/clamps and concrete yard. The farmyard complex is surrounded by a belt of woodland trees. The application site is to the west, side of, an agricultural shed. Here there are three parallel existing open silage clamps in a row with a width of around 39m. The adjacent shed has a relatively slim roof profile which limits its maximum ridge height to around 6.5m.

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 to provide a full pitch roof cover to the three existing silage clamps to the side and west of the existing sheds. 38m by 39m (1482 sqm) with a maximum height of 12.057 m to ridge – a single roof span spreading the width of the three silage clamps, in comparison to the narrower width span of the adjacent buildings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/00074/FUL_MJ Demolition of offices and agricultural buildings and erection of offices, animal housing and silage clamps for agricultural purposes. APPROVED

DET/2024/0038 Portal frame building to retain manure. Prior Approval Not Required. (A building to be provided within 90m of the proposed development with a floor area of 334 sqm)

OFFICER COMMENTS

The proposal does not meet the criteria listed under Part 6 Class A.1 of the GPDO and would not be permitted by that part of the GPDO. Part of the proposed building, the roof ridge, would exceed 12metres – detailed on plan as 12.057m. The ground area which would be covered by the 38m by 39m proposed building would be 1482 sqm, which when calculated together with the ground area that would be covered by the 334 sqm building permitted under recent planning reference DET/2024/0038 (a building to be provided within 90m of the proposed development) would exceed 1500 sqm (calculated as described in paragraph D.1(2)(a) of Part 6).

Therefore, the “Notification of Prior Approval” process cannot be used to determine if the building can be permitted. It does not comply with the criteria and exceeds the limits at Class A.1, the building is not permitted development and can only be carried out with full planning permission.

The building would, by reason of its considerable span and width, have a maximum ridge height that is almost twice that of the adjacent sheds.

The proposed building would appear prominent and obtrusive in the landscape, apparent above adjacent and surrounding tree canopy and the profile of existing adjacent building form. In these circumstances the prior approval of the authority would be required as to the design and external appearance of the development and refused.

CONCLUSION / PLANNING BALANCE

The proposed building does not meet the criteria and exceeds the limits at Class A.1 for Part 6 development at Sched 2 of the GPDO. There is enough information submitted with the application to determine that the design and external appearance of the development would result in a building that would appear obtrusive in the landscape and have excessive height in comparison to surrounding tree canopy and adjacent building form. The proposed building is therefore not considered to be permitted development and prior approval for the design and external appearance of the development would be refused.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED AND REFUSED

Case Officer: Ben Hurst

Recommendation Date: 30/10/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council