

DELEGATED DECISION REPORT

DET/2024/0039
Valid 12/09/2024

LITTLE LYMFORD FARM
TUNSTALL ROAD
BOSLEY

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A 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 exceed 1500m2, 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.

This new application is a resubmission of a Prior Approval application (under the same Part 6 legislation) earlier this year (DET/2024/0027) which was refused on 2nd August 2024 for the following reason:

The proposed extension would result in a building exceeding 1500m2 of floorspace and so would not comply with Part 6 Class A1 (e) (ii) of Schedule 2 of the Town and County Planning (General Permitted Development Order) (England) 2015 (as amended). The proposed development is therefore not compliant with the Town and County Planning (General Permitted Development Order) (England) 2015 Schedule 2, Part 6 due to the overall floor area of the extension and existing building.

On 10th October 2024, it was decided that on the basis of new information put forward, that the proposed extension did meet the tests in Part 6 Class A.1 and that it could be built under permitted development, subject to its design, siting and appearance (i.e. the tests in Class A.2), via the Prior Approval process. A Prior Approval Required decision was issued. The Council must now determine the application on whether or not the siting, design and appearance is acceptable and if so, approve the application and if not, issue a refusal.

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 including a farm building under Part 6 of the GPDO (DET 2023 0029) to the north of the site. As of 12.11.24, when a site visit was undertaken, construction of this building had not commenced.

The most recent before then was a Prior Approval (under Part 6) for an extension at the west end of the main building on site on 30.9.20 (DET 2020 0046).

The reference number of the original refused application for this new extension proposal was DET/2024/0027.

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

A Prior Approval Required decision was granted on 10.10.24, confirming that the extension could be built under permitted development, not requiring a full planning application, under Part 6 Class A.1 and therefore it now needs to be decided if the siting, design and external appearance of the proposed extension are acceptable, under Class A.2.

The site is very well screened from the road to the east and from public footpaths a long distance to the north and west, by tree screening, woodland and the slopes in the land. The site is generally flat but there is a general slope downwards towards the south. The extension would therefore not be visible from the roads and paths to the north, east or from the west where in any case the extension would be entirely screened by the existing main farm building to be extended. From the east, if it was visible it would be viewed against the existing side gable of the building.

From the south, the building is potentially visible from "The Cloud" hill to the south but is well screened by large field boundary trees. From the south, the building would appear elongated but the height would remain the same as the existing. The extension would not be harmfully intrusive in the landscape in relation to the existing building when viewed from the south.

The extension would have matching materials and a portal framed shape and form to match the existing building. It would be a slightly elongated version of the existing main farm building.

It is therefore considered that the siting, design and appearance of the proposed development is acceptable.

CONCLUSION

The proposed extension passes the tests in both Part 6 Class A.1 and Class A.2. Its siting, design and appearance is acceptable and therefore the extension can be built under permitted development under Part 6 Class A of the GPDO and does not require the submission of a full planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 18/11/2024

X

J Curley

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council