

DELEGATED DECISION REPORT

DET/2025/0009
Valid 14/03/2025

FOREST FARM
ASHBOURNE ROAD
CALTON MOOR
ASHBOURNE

**APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
ERECTION OF GENERAL
PURPOSE AGRICULTURAL
BUILDING AND MAIZE SILAGE
CLAMP**

**(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 the LPA wishes to approve the siting, design and external appearance of the proposed storage building.

DESCRIPTION OF SITE

Existing established farm surrounded by open undulating farmland with small scale irregular field parcels. The farm grouping consists of a dwelling with a linear run of adjacent sheds. The farm is to the south of Ashbourne Road and a straight 200m access track is at right angles to the road. The farm occupies a dip or shallow valley in the landscape. The open farmland is broken up by clusters of mature trees and traditional hedgerow boundary.

PROPOSAL

The application proposes a silage clamp to store maize silage (dairy cow feed) and a general-purpose agricultural building to store straw and grassland machinery. The storage building to be provided as a portal frame building with concrete base panels and vertical Yorkshire board cladding above. The store would be 18.29m by 24.38m with an eaves height of 4.27m (ridge height 6.72m). The maize clamp would be located to the west, adjacent to the outside edge of the store building, enclosed by 3m high concrete panel walls, it would be 18.29m by 48.77m. The development requires excavation to position it into the existing sloping ground level.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0311 Proposed Silage Clamp. Approved.
SMD/2021/0273 Proposed livestock housing building. Approved.
SMD/2021/0298 Proposed livestock housing building. Approved.
SMD/2023/0149 Phase I cattle housing building. Approved.
SMD/2023/0150 Phase II cattle housing building. Approved.
SMD/2023/0333 Erection of covered collecting yard. Approved.
SMD/2023/0331 Erection of Agricultural Building to house parlour and dairy.
Approved.

OFFICER COMMENTS

Class A, Part 6 of Sched 2 of the GPDO permits the carrying out on agricultural land comprised in a unit of 5ha or more of works for the erection of a building; or any excavation or engineering operation, which are reasonably necessary for agricultural purposes.

It is a condition of Class A (A.2 (2)) that prior to carrying out development consisting of the erection of a building or the carrying out of excavations over an area more than 0.5ha – the developer applies to the LPA for a determination as to whether prior approval is required.

The building would appear reasonably necessary for agriculture given that the structure would have the obvious design and function, as described, necessary for the storage of hay and machinery associated with an established enterprise of more than 5ha. The building would not be for the housing of livestock or for the storage of slurry, unlike adjacent development that was carried out with full planning permission because it was carried out within 400m of a, protected, non-farming dwelling.

However, it is a limit on development being permitted by Class A, that the ground area which would be covered by any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of Part 6.

An area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development.

The proposed building in this case would be 18.29m by 24.38m (446 sq m). While the building itself would be a lot less than the 1500sqm, it would be carried out adjacent to other development – buildings and clamps that have been recently provided, within the last 2 years. The adjacent housing, within 90m, has, in itself, covered an area of more than 1500 sqm.

The proposal therefore, 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. The ground area which would be covered by the 18.29m by 24.38m proposed building would be 446 sqm, which when calculated together with the ground area covered by adjacent development carried out would exceed 1500 sqm.

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.

CONCLUSION / PLANNING BALANCE

The proposed storage building does not meet the criteria under Class A.1 for Part 6 development. The proposed building is therefore considered NOT to be permitted development and needs a full application for planning permission.

**OFFICER RECOMMENDATION :
PRIOR APPROVAL REQUIRED
AND REFUSED – DEVELOPMENT
IS NOT PERMITTED**

Case Officer: Ben Hurst

Recommendation Date: 11/04/2025

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council