

DELEGATED DECISION REPORT

DET/2025/0029
Valid 23/07/2025

HOLLY DALE FARM DOUSE
LANE
BRADNOP

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
PORTAL FRAMED
AGRICULTURAL BUILDING TO
HOUSE DRY FODDER AND
HARVESTING EQUIPMENT

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

Whether or not the proposed portal framed 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 prior approval of the LPA is required as to the siting, design and external appearance of the proposed storage building and, if so, whether it can be granted.

DESCRIPTION OF SITE

The application site is on agricultural land located within Bradnop. The land was previously associated with a farmstead at Holly Dale Farm, the edge of which is 50m to the south, where a stone barn has been converted to provide two dwellings. The application site is in the line of sight from the barn conversion's principal elevation.

The landowner purchased Holly Dale Farm removed the farmstead sheds and converted the more traditional stone barns to provide two dwellings.

The farmland surrounding Holly Dale Farm that includes the application site is said recently, under the cover of application SMD/2024/0490, to be farmed in association with the agricultural holding at Longshaw Farm on the Ashbourne Road 1.5km to the south.

The site location is 260m to the north of an access with Douse Lane and would be served by an existing access track that was granted planning permission retrospectively in 2019 (SMD/2019/0247). The access track passes alongside the western edge of Holly Dale Farm.

The site is located on the westerly facing slope, above a valley in the landscape – the site slopes down from east to west. From the site location the land continues to fall to a valley bottom before rising again steeply to the west, to the west Douse Lane climbs steeply to the brow of a hill which provides views toward and across the application site on the opposite slope. The application site appears in a landscape character type that is identified in the Landscape Character Assessment as 'Gritsone Highland Fringe' with a character type of 'Ancient Slope and Valley Farmlands' lying to the

western side of the valley. The landscape character type is classed in the assessment as being the 'highest of sensitivities'.

PROPOSAL

The application proposes the provision of a portal frame shed to house dry fodder and harvesting equipment. 19m by 12m with its long sides facing southwest and northeast. The building would have Yorkshire boarding above a concrete panel base and a fibre cement sheet roof.

The building would be open fronted to the northeast facing toward the bankside of the rising slope and ground level. A yard area would be provided to the front and side of the building by digging and cutting into the rising slope. It is said that the building would provide storage for fodder and equipment, but plans detail the provision of an adjacent enclosed muck store, gathering yard and stock barriers, normally associated with livestock housing. The building would be within 400m of (approx. 50m from) the barn conversion dwellings to the south.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2025/0018 Change of use of former agricultural building (now replaced or converted to games room/bar) to a dwelling. PRIOR APPROVAL REFUSED.

SMD/2024/0490 Erection of Portal Frame Building to House Young Cattle. REFUSED.

SMD/2023/0597 Erection of agricultural building to house young cattle. REFUSED.

SMD/2023/0261 Erection of agricultural building to house young cattle. REFUSED.

SMD/2023/0569 Certificate of lawfulness confirming change of use to two dwellings rather than three was lawful. APPROVED.

SMD/2019/0247 Retrospective application for retention of an agricultural field track. APPROVED.

DET/2017/0015 Change of use agricultural building into three residential dwellings. APPROVED.

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. There have been applications recently refused, on three separate attempts, to provide cattle livestock buildings on the land ownership, in overtly conspicuous locations within the landscape, in each case the building would have been provided within 400m of 'protected dwellings'. Following prior approval in 2017, existing livestock sheds had been removed from the farmstead at Holly Dale in favour of converting a stone barn into two dwellings, the original farmhouse has recently been marketed as a holiday cottage.

With this application the proposed building is described as a fodder and equipment store, however, the submitted plans detail the provision of livestock barriers, gathering yard and a muck store on the area that would be excavated to the northwest and northeast of the building. The building would be within 400m of 'protected buildings', 50m from the barn conversion to the south, there is no longer farming facility or interest at Holly Dale. By virtue of Class A.1 (i) at Part 6 of the GPDO development is not permitted if it would consist of, or include, the erection or construction of a building, structure, or an excavation to be used for the accommodation of livestock or for the

storage of slurry where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building.

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 proposed building would appear prominent and obtrusive in the landscape. In these circumstances the prior approval of the authority is required as to the design, siting and external appearance of the development and is refused.

The proposed development would be sited in an isolated open countryside location and, when viewed from Douse Lane, it would appear centrally and prominently within a quality gritstone highland fringe farmland landscape and, in those regards, it would be intrusive in the landscape.

The key characteristics of this landscape type are apparent in the locality, relative to the location of the application site. The site appears to the side of a steeply sloping, smooth rolling upland landscape on the steep slope side above a valley.

The development would be provided to the edge of a large field on elevated and rising ground, above the valley bottom, to the northeast.

The proposed building would be sited in a remote and isolated position beyond the grouping of the original Holly Dale Farmstead. From Douse Lane, which rises on the other side of the valley to the southwest, the large functional building would appear exposed and centrally located within quality, sensitive landscape. The development would be viewed as a visually prominent building and result in an intrusion into the countryside.

For these reasons, it is considered that the proposed development would result in a prominent intrusion into the countryside that would be harmful to the sensitivities and quality of the landscape and the character and appearance of the area. In these regards, there would be conflict with policies DC1 and DC3 of the Local Plan, the terms of the NPPF and the Council’s design SPG.

CONCLUSION

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 siting, design and external appearance of the development would result in a building that would appear obtrusive in the landscape. The proposed building is therefore not considered to be permitted development and prior approval for the siting, design and external appearance of the development would be refused.

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED AND REFUSED

Case Officer: Ben Hurst

Recommendation Date:

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council