

DELEGATED DECISION REPORT

DET/2024/0008
Valid 16/02/2024

TEAN LEYS FARM TEAN LEYS
LOWER TEAN

**APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR -
STEEL FRAMED CATTLE SHED**

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

- Whether or not the proposal complies with the General Permitted Development Order, Schedule 2 Part 6 Class A and if so whether or not the following matters are satisfied.
- Siting;
- Design;
- External appearance.

DESCRIPTION OF SITE

The application site is Tean Leys Farm off Leigh Lane, Lower Tean which is accessed via a lengthy farm track. The farmhouse is a large, attractive building which has benefitted from planning approval for extensions and alterations. Within the farmyard area there are a number of agricultural buildings. A search of the site's planning history reveals a number of approvals for cattle sheds, a milking parlour and poultry sheds. This is a well-established farming enterprise which sits within the open countryside (not Green Belt). The site is not within any Conservation Area and there are no protected trees within the vicinity of the proposed development site. To the north-east of the farmhouse is a large courtyard area bounded by a roughly 'L' shaped brick and tile (gable ended barn) and a block and timber agricultural building. Whilst the farmhouse and brick barn certainly has some historical merit, they are not listed and there are no listed structures within the site. Public Right of Way 'Checkley 12' runs through the site in a north-east/south-west direction before linking with 'Checkley 42' to the north. The proposed extension would not block/alter the course of the Public Right of Way.

PROPOSAL

The application originally consisted of an application form and two location plans. The location plans show the red edge of the proposed development. The application form confirms that the application is for an extension to provide a steel framed cattle shed.

This proposal has already been considered at initial Prior approval stage. The Local Planning Authority considered that Prior Approval would be required in respect of the siting, design and external appearance of the proposed building. Elevation drawings have been submitted which show a building of slightly smaller proportions than that described in the application form, approximately 22.860m x 26.822m (footprint), 8.190m to the ridge and 4.650m to the eaves.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2. Achieving sustainable development
12. Achieving well-designed and beautiful places
16. Conserving and enhancing the historic environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0299	Installation of Biomass Boiler 500kw and all associated works (retrospective). Pending consideration.
DET/2024/0009	Demolition of Buildings. Prior approval required.
SMD/2023/0033	Proposed alterations to dwelling. Approved.
SMD/2021/0398	Demolition of existing single storey extension, modifications to the first floor roof, lowering of chimney and alternative windows to side elevation. Also internal changes to door positions on ground floor. Approved.
DET/2018/0013	Application for steel frame cattle shed. Approved.
SMD/2014/0381	Construction of a cattle shed. Approved.
SMD/2011/0177	Construction of a steel framed building to house a replacement milking parlour for the existing dairy herd. Approved.
10/00470/FUL	Construction of new poultry shed, linked to existing five sheds. Approved.

05/00687/FUL	Extension of existing farm building to form egg store, erection of two poultry sheds and realign farm drive. Approved.
04/01067/FUL	6 No. bays and 2 No. bays extensions to 2 No. farm buildings. Approved.
02/00186/NOT_TL	Erection of 15 metres mast, ancillary equipment cabinets and compound (prior notification).
10/00858/PNOT_1	Erection of Steel framed shed.
83/11907/OLDDC	Excavation of sub-soil in connection with motorway construction. Approved.

CONSULTATIONS

Publicity

As per the regulations, the applicant has displayed a site notice at the property and has submitted a photograph to show this. No further third party representations concerning this scheme have been received.

OFFICER COMMENTS

The Local Planning Authority determined that prior approval was required for the siting, design and external appearance of the cattle shed with an informative note stating that:-

The applicant(s)/developer(s) is advised that the proposal may not in fact be Permitted Development in accordance with the provisions of Class A, Part 6 'Agricultural and Forestry,' Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reason(s);

- 1. The lack of any elevation, floor plans, dimensions etc including those of surrounding buildings, means that the extension may be larger than the Permitted Development allowance of Part 6.*
- 2. The lack of any elevation drawings means it cannot be guaranteed that the extension would be designed for the purposes of agriculture.*

Details to be submitted for the siting, design and external appearance of the extension should also take account of the points above, the application will then be determined based on the additional information.

The receipt of additional information means that it is possible to now fully assess whether the proposal complies with the outstanding parts of Part 6 which are Classes A.1(d) and (e).

A.1 (d) states that development is not permitted by Class A if it would involve the provision of a building, structure or works not designed for agricultural purposes.

A proposed elevations plan has been submitted alongside the photographic evidence of the site notice. The building is large but the plans clearly show that the design and external appearance of the cattle shed is acceptable. The scheme therefore satisfies the requirements of A.1(d). The use of timber boarding, roof lights, ridged fibre cement roofing sheets are all acceptable and their use is not uncommon within agricultural building developments.

Part 6, A.1(e) states that development is not permitted if...

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) 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 this Part.

Paragraph D.1(2)(a) states that for the purposes of Classes A, B and C—

(a)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;

A review of the site’s planning history as well as dated aerial photographs, shows there have been no additional buildings within the last 2 years and within 90m of the proposed building. The proposed extension (the subject of this application) would have a footprint of 613.15 square metres, therefore complying with the above requirements of A.1(e).

It is concluded that all criteria relating to Part 6 Class A have now been satisfied. Consideration is given to siting, design and external appearance.

Siting, design and external appearance

There is easy vehicular access to the area where the proposed agricultural development would be located. The farm track links to Leigh Lane, through agricultural fields. There are no concerns regarding access to the building as this is already well-established. The area where the applicant proposes to extend is close to the farmhouse and on a currently open, hard-surfaced courtyard which is surrounded by agricultural buildings. Visual impact of the development will be limited to within the farmstead itself due to the isolated location of the farm and existing development on site. The extension would be fairly centrally sited within the farm complex. The development would not encroach into any surrounding open fields, it would be attached to, and viewed in the context of, existing agricultural development.

Elevation drawings have now been provided showing that the extension would be designed for the purposes of agriculture. The plans also contain details of the proposed materials including timber boarding, fibre cement roof sheeting and low-level concrete panels. The details are now sufficient to conclude that the design and external appearance of the extension would be acceptable.

A separate application (DET/2024/0009) has recently approved demolition of a range of brick barn buildings. It is upon this area that the building the subject of this application would be erected.

CONCLUSION / PLANNING BALANCE

The additional information has demonstrated that the extension would be designed for the purposes of agriculture and that the footprint of the proposal would comply with the limitations of A.1 (e). All other matters of criteria compliance were considered during the initial submission. For the reasons outlined above it is considered that the proposed development is acceptable in terms of siting, design and external appearance.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson

Recommendation Date: 15.8.2025

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council