
Delegated officer's report

Officer: AW

Application ref. DMPN/2019/0906

Prior notification for the erection of an agricultural storage shed (comprised of two single span portal steel frame sheds) at Stanton House Farm, Bridle Lane, Stanton, Swadlincote, Burton On Trent, DE15 9TQ

Valid date:	31/07/2019
Consults expired:	22/08/2019
EIA development?	☐ Yes ☒ No
Habitats development?	☐ Yes ☒ No

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

None relevant.

Responses to consultations and publicity

No consultation or publicity is carried out at this stage.

Relevant policy, guidance and/or legislationThe relevant policies are:

- 2016 Local Plan Part 1 (LP1): S1 (Sustainable Growth Strategy), S2 (Presumption in Favour of Sustainable Development), S8 (Green Belt), SD1 (Amenity and Environmental Quality), BNE1 (Design Excellence), BNE4 (Landscape Character and Local Distinctiveness).
- 2017 Local Plan Part 2 (LP2):SDT1 (Settlement Boundaries and Development), BNE5 (Development in Rural Areas), BNE6 (Agricultural Development)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

The relevant legislation is:

- Town and Country Planning (General Permitted Development) Order 2015 (as amended)

Before considering the planning merits of the case it is necessary to consider whether the proposed development satisfies the criteria to be considered as permitted development under Schedule 2, Part 6, Class A of the GPDO 2015 (as amended).

The proposed development is for the erection of two buildings that would be fixed together with a valley gutter. The measurement of each building is 14.63m wide by 29.42m long with a ridge height of 8.31m and the other is 18.89m wide by 29.42m long with a ridge height of 8.25m. The eaves height for both buildings is 7m.

The building is required for the storage of straw that is produced on the 556.57ha (1,400 acres) with the farm operating on a mixture of livestock and arable farming. The proposed building is to be located adjacent to the existing buildings that are located at Stanton House Farm. They are used for cubicle housing, loose housing, workshop, straw store for 1,000 bales and associated farm machinery.

Currently the farming business does not have sufficient storage for straw produced and purchased given there is currently one building, which is capable of storing 1,000 bales. Anything over 1,000 bales is stored in the elements and the farm has suffered acts of vandalism and arson with 753 tonnes of straw being set a light. The proposed building would extend the amount of storage under cover on site.

It is considered that the development is reasonably necessary to the farmer to store sufficient straw bales under cover rather than in the open.

Therefore, the proposed development would be permitted development as defined by Class A of the GPDO. The planning merits of the case are discussed below.

Planning Considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Siting, design and external appearance

Planning Assessment

Siting, design and external appearance

Stanton House Farm is located to the west side of Woodland Road (A444) between Stapenhill and Castle Gresley at Stanton. The proposed agricultural building is to be located immediately to the north of the existing buildings and situated some 624m from the A444. The agricultural building is required for the storage of a further 4,000 bales per annum and would negate the need to store the bales out in the open.

The portal framed structure covered in pre-coloured fibre sheeting would match the existing buildings currently on site. A building of the size proposed is required to enable access by modern agricultural machinery and allow effective storage of the straw bales in stacks. The new building would be located adjacent to existing structures and seen in conjunction with the existing farmstead.

The siting design and external appearance would not be harmful on the rural landscape of the immediate area. The site is located within the designated Green Belt and there are considerations that amount special circumstances which must be given under Green Belt policy. However, under the GPDO there is no mention of the need to consider those special circumstances for this type of development and agriculture is considered to be an appropriate use or development within a Green Belt.

Summary and conclusion

The development proposed is permitted by Class A of the GPDO 2015 given the need and the overall development being acceptable in design and external appearance.

In granting approval it should be noted that the GPDO requires at Classes A.2 that the development shall begin within a period of 5 years from the date that the prior approval is granted and in accordance with the details provided in the application. No other conditions than those standard conditions in the GPDO are necessary.

Recommendation

- ☒ Approve without conditions
- ☐ Approve subject to conditions
- ☐ Approve subject to conditions and planning obligation
- ☐ Refuse

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended).

Recommendation made:	28/08/2019	
Recommendation agreed:	28/08/2019	Agreed by: CN