

DELEGATED DECISION REPORT

DET/2024/0010
Valid 19/03/2024

DAISYMERE FARM
REDGAP LANE
GREEN FAIRFIELD
BUXTON

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
COVER BUILDING OVER
EXISTING SILAGE CLAMP

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Whether the proposed development complies with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
- Whether Prior Approval is required with regards to the Siting, Design and Appearance of the proposed development.

DESCRIPTION OF SITE

The site relates to Daisymere Farm, located north-east of Buxton. The farm contains a number of agricultural buildings, including a building currently under construction (approved HPK/2021/0043). The site is accessed via a track of Redgap Lane and is surrounded by fields/open countryside.

PROPOSAL

This is an agricultural prior notification application under Schedule 2, Part 6, Class A of the Town and Country Planning (GDPO 2015) to ascertain whether prior approval is required for a proposed cover buildings. The site presently has an open topped silage clamp. The existing walls of the silage clamp will remain in place and a cover building will be erected around this.

The final building will be 18.14M by 10.60M. the overall height will be 6.90M at the height of the dual pitched roof and 5.48 to the eaves.

OFFICER COMMENTS

1. **Whether the proposed development complies with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.**

Class A permits the carrying out on agricultural land comprising an agricultural unit or 5 hectares or more in area of:

- a) Any works for the erection, extension or alteration of a building; or**
 - b) Any excavation or engineering operations,**
- which are reasonably necessary for the purposes of agriculture for that unit.**

The application proposes to cover an existing open air silage clamp, by creating a cover building. This building is located in a holding of over 5 hectares. In order for a building to benefit from agricultural Prior Approval, there are several criteria that must be met.

A.1 Development is not permitted by Class A if—

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;**

The development would be carried out on a parcel of land forming part of the wider agricultural unit. It is not a separate parcel of land and therefore the application complies with Paragraph A.1 (a).

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;**

The land in question has not been subject to any planning application for the change of use of an agricultural building under Schedule 2, Part 3, Class Q or S of the GPDO and as such the application is compliant with Paragraph A.1 (b).

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;**

The proposal is for agricultural purposes and would not consist of or include the erection, extension or alteration of a dwelling.

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;**

The proposed structure will cover the existing silage store, which will remain in place and is considered to be designed for agricultural purposes.

- (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; or**
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;**

The building would not exceed 1000 sq metres - the overall floor area being 193 sq. metres based on the submitted dimensions of the building and therefore complies with Paragraph A.1 (e).

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

There are no aerodromes within 3km of this site and therefore the application is compliant with Paragraph A.1 (f).

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

There are no aerodromes within 3km of this site and the overall ridge height is 6.4m, below the 12m height restriction.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

Redgap Lane is located off Waterswollows Rd, Via Daisymere Lane. Waterswollows Road is the nearest classified road, being well in excess of 25M from the proposed development. It therefore complies with Paragraph A.1 (h).

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge, within 400 metres of the curtilage of a protected building; where the building, structure or excavation is, or would

The structure is not to be used for the accommodation of livestock, or for the storage of slurry or sewage sludge. Therefore Paragraph A.1 (i) is satisfied in this case.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The site is not located on article 2(4) land and the proposal is not for fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The building would not be used for the storing of fuel or waste from a biomass boiler, or anaerobic digestion system. Paragraph A/1 (k) is therefore satisfied.

2. Whether Prior Approval is required with regards to the Siting, Design and Appearance of the proposed development.

Having established that the proposed agricultural building relates to an existing agricultural unit, is reasonably necessary for the purposes of agriculture, and that the proposal complies with relevant paragraphs under Schedule 2, Part 6, Class A, Paragraph A.1 of the GPDO, it is found that the proposed agricultural building is permitted, subject to consideration as to whether Prior Approval is required, with regards to the siting, design and appearance, having regard to conditions under Paragraph A.2 (2).

Full details of siting, design and external appearance have already been provided with the application.

The proposed steel formed building will have concrete panels, topped with juniper green steel cladding. The roof will be of a Natural coloured fibre cement sheeted roof. The west gable will be open for access. It is a conventional modern agricultural building to which would serve the purpose for agriculture as described.

The building will be of a size only marginally larger in footprint than the existing silage clamp which it will cover. The scale and siting is therefore to provide a minor change to the structure in situ.

It is considered a suitable building for the site and its surroundings and it would not have any detrimental amenity impacts. Nor is it considered to have any adverse landscape impacts.

Accordingly it is determined that sufficient details have been submitted under Schedule 2, Part 6, Class A and no further details relating to Siting, Design and Appearance are required via the prior approval process.

CONCLUSION / PLANNING BALANCE

The proposal meets the criteria in the under Class A for Part 6. The submitted details of siting design and external appearance are satisfactory and no further details are required. Therefore a recommendation of prior approval not required is made.

OFFICER RECOMMENDATION : Prior Approval Not Required

Case Officer: Rachel Robinson

Recommendation Date: 11th April 2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council