DELEGATED REPORT

FILE REFERENCE: SMD/2016/0221

MAIN ISSUES:

Design considerations;
Impact on the openness of the Green Belt;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Longsdon Parish Council – No objections, subject to normal planning guidelines.
Neighbours – no representations received.
Staffordshire County Council Highways – Object due to insufficient information.

CASE OFFICER ASSESSMENT:

This application relates to a plot of agricultural land located on the north eastern side of School Lane, Longsdon. The site is blanketed by the Green Belt and accordingly the assessment of this application is subject to Chapter 9 of the National Planning Policy Framework and policy R1 of the Staffordshire Moorlands Core Strategy Development Plan Document.

The field forms part of a larger parcel of land that has been subdivided. Access was formally gained via the western boundary of Hilwyn; However since the sale of the land, access via this property is no longer possible. There are no other points of access into the field and accordingly the applicant seeks approval to insert a field gate within the south western boundary onto School Lane.

In accordance with local and national Green Belt policy, new development within the Green Belt should be regarded as inappropriate development, which is by definition, harmful to openness and should not be approved, unless very special circumstances can be demonstrated. Paragraphs 89 and 90 stipulate certain forms of development that are not considered to be inappropriate, 'engineering operations' amongst other things, can be considered acceptable for the purposes of planning policy.

Comments received from Staffordshire County Council Highways have been noted. The proposed access is to be stepped back into the field by 5m, enabling vehicles to pull on and off the highway when entering and exiting the site. Taking account of the site area (1.5acres) it is not likely that there will be regular movements to and from the site. Though no details have been submitted to detail the proposed gate, this is can be addressed by condition. It is therefore considered that a refusal on highway safety grounds could not be successfully sustained.

In accordance with policy DC1 all new development should respect the site and surroundings through scale, layout, siting, landscaping and character and appearance. An gated access onto an agricultural field is a commonplace within rural locations. Subject to an appropriately design gate it is not considered that the scheme would appear unduly out of character or prominent within the wider streetscene.

The application site is located sufficient distance away from nearby residential properties to not cause significant injury to residential amenity.

In conclusion, this application is considered to constitute an appropriate form of development within the Green Belt, which subject to appropriately worded conditions, is not likely to result in undue harm to highway safety or significantly detract from the rural characteristics of the site. This application is therefore considered to adequately accord with Policies R1 and DC1 of the Core Strategy and Chapters 7 and 9 of the National Planning Policy Framework.

RECOMMENDATION:

APPROVE

Date 27/05/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____