DELEGATED DECISION REPORT

DET/2016/0045 **Valid 17/08/2016**	**LITTLE GREENHEAD FARM** **BROAD OAK LANE** **KINGSLEY MOOR**	**ERECTION OF AGRICULTURAL BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether or not there is an essential need for the proposed building
- Scale, design and external appearance
- Landscape impact

DESCRIPTION OF SITE

Little Greenhead Farm is an established holding which lies on the northern side of Leek Road, Kingsley Moor. It extends to some 47.84 hectares which supports 85 milkers, 5 followers and 10 beef cattle. The site comprises of a traditional detached farmhouse with a range of single storey brick outbuildings to the north and a range of more modern, functional portal framed buildings behind. A farm workers dwelling has recently been granted consent on the site although this is currently unimplemented. The site is accessed via a short private driveway which serves this and a handful of other properties. For the purposes of the Development Plan the site lies outside any recognised settlement boundary within the North Staffordshire Green Belt.

PROPOSAL

This is a prior notification application for the erection of an agricultural building for the storage of machinery and foodstuffs. The proposed 4 bay building which would measure 18.3m wide x 23m long would be located to the north of the site adjacent to the existing group of non-traditional buildings. It would be enclosed on three sides with the western gable left open to provide access. The proposed building would have an eaves height of 4.9m and an overall ridge height of 6.4m and be constructed from concrete panels which will be clad with box profile sheeting (Dark Green) with a fibre cement roof sheet (Dark Blue).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/00562/PNOT_1 – New storage and machinery store abutting existing cattle housing. Approved.

CONSULTATIONS

Publicity
Site Notice posted 24th August 2016 expires 14th September 2016.

Town / Parish Comments
No representations received.

OFFICER COMMENTS

There has been a recent planning application for the erection of an agricultural building and new access on the site (SMD/2016/00351). The proposed building, which was to be located to the south east of that now proposed, was considered to be harmful on landscape grounds as it would result in the development of a green field site that is divorced from the existing built development. This current application follows the advice from the case officer regarding the merits of the scheme and the preferred siting of any additional building to serve the needs of the holding.

Principle of Development
Part 6 Class A of the Town & Country Planning (General Permitted Development) Order 1995 provides for the agricultural buildings on land comprised of more than 5 hectares or more provided that certain criteria are complied with.

The proposed building would appear to be reasonably required for the purposes of agriculture associated with the existing activity being carried out on the site. It is of a size and scale which is commensurate with the farm holding and the building is of a form and design which is in keeping with its intended use. Its positioning close to the existing group of farm buildings will result in a logical extension to the existing built environment with as little landscape harm as possible. Due to the topography of the site, the land falls away gradually in a south to north direction, a small amount of fill will be required to provide a level access and retain a consistent floor level with the existing buildings however it is not considered that this would be sufficient to require submission of details via a pre-development condition.

In conclusion it is considered that the proposed building is acceptable in principle and is of a size, scale, form and design that is in keeping with the existing development. It has been sited close to the existing group of building and will be seen in context of these. A recommendation for approval is therefore made.

OFFICER RECOMMENDATION : APPROVE subject to conditions

Case Officer: Teresa Critchlow
Recommendation Date: 14th September 2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council