DELEGATED DECISION REPORT

DET/2016/0048 **Valid 22/08/2016**	**MOORVILLE HALL FARM** **LEEK ROAD** **MOORVILLE** **CELLARHEAD**	**PROPSED PORTAL FRAMED 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

Moorville Hall Farm is an established holding which lies on the south eastern side of Leek Road, Cellarhead. The holding, which extends to 37 hectares, lies within a loose scattering of properties that straddle both sides of the A520. Moorville Hall Country Club and Hotel abuts the site to the south west with open countryside to the north, east and south. . 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 18.4m long x 15.2m high would be located on the site of an existing muck midden adjacent to an existing building used for cattle housing. The proposed building which would be constructed from a portal frame would be open on the yard (east) side whilst the western elevation, which fronts onto the car park for the adjacent hotel, would be clad in concrete panels with fibre cement sheeting above. The northern gable would have a large central opening fitted with sheeted doors and a wind brace above. This elevation would also have concrete panels and Yorkshire boarding above.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0017 – Formation of slurry store and access track. Approved with conditions.

SMD/1994/1108 – Agricultural stock building. Approved with conditions.

SMD/1992/1290 – Agricultural stock/storage building. Approved.

CONSULTATIONS

Town / Parish Comments

No objections subject to neighbour approval.

OFFICER COMMENTS

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. Whilst the eaves and ridge height of the proposed building are both higher than that of the adjacent buildings this is to facilitate modern machinery with cabs and ensure that foodstuffs such as bales of hay and straw can be stacked. At present these items are currently stored in the open area to the south east of the building on an area subject to more open views. Approval of a building will assist in tidying up the site by bringing a number of these items undercover. 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. There is already substantial tree planting on the boundary with the adjacent Hotel and this combined with the alignment of the road mean that any views of the building when approached from the north would be minimal. Views from the south west will be screened to a large degree by the Hotel and the existing building. Whilst there is a public footpath which runs in close proximity to the site the proposed building would be seen against the backdrop of the existing planting and in the context of the existing farm buildings. The proposed development would result in the loss of the existing muck midden however this is not considered an issue given that planning permission for a large slurry store was recently approved on the site.

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

Case Officer: Teresa Critchlow
Recommendation Date: 19th September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council