DELEGATED DECISION REPORT

DET/2016/0053 **Valid 08/09/2016**	**ASHMORE HOUSE FARM** **DINGLE LANE** **RUSHTON SPENCER**	**PROPOSED IMPLEMENT STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

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DESCRIPTION OF SITE

Ashmore House Farm is a working agricultural holding which lies at the end of a private narrow track, which serves this and one other dwelling on the northern side of Dingle Lane, Rushton Spencer. The farm complex comprises of a traditional detached stone dwelling with a L shaped range of traditional brick outbuildings. A modern two bay portal framed building which was approved under a prior notification in 2012 (SMD/2012/1056) has been erected to the south west of these. An open fronted timber building lies to the east of this. The topography of the site falls away in an east to west direction.

PROPOSAL

This is a prior notification application which seeks consent for an additional two bays to be added to the recently constructed two bay building. The proposed extension would measure 12.192m long x 10.668m wide with a eaves height of 3.9624m and an overall ridge height of 4.5m. The proposed extension would be constructed from a portal frame clad with concrete blocks and box profile cladding to the walls and roof. The northern elevation would remain open. The proposed building would require the demolition of the existing timber clad building which is currently in a poor condition and lies to the east of the application site.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2012/1056	**Portal frame, metal clad implement store. Approval not required.**

OFFICER COMMENTS

Principle of Development
Part 6 Class A of the Town & Country Planning (General Permitted Development) Order 1995 provides for the ecrection of agricultural buildings on land comprising of 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 holding which extends to just under 30 hectares. The proposed building is of a size and scale which is commensurate with the farm holding and its overall form, design and materials will reflect those used on the adjacent building. The proposed building represents a logical extension of the existing modern portal framed building on site. The building will be located close to the existing group of farm buildings and will result in the removal of a dilapidated timber clad building, thereby resulting in a positive enhancement to the site and its surroundings. A public footpath crosses through a section of the farm yard but not close to the proposed work and the public usage right would not be affected. The proposed building, which at the same width as the existing, would extend into the green field to the south. This is however, relatively small scale and has previously been accepted by the Council during the consideration of the previous application. The rising topography will also assist in mitigating any harm caused by loss of openness or visual amenity due to the minor encroachment in the North Staffordshire Green Belt.

CONCLUSION / PLANNING BALANCE

In accordance with Part 6 Class A Section A2(2)(a)(iii)(aa) it is recommended that the applicant be informed that prior approval is not required. The constructed shall take place in accordance with the details as submitted as provided for under the terms of Part 6.

OFFICER RECOMMENDATION :
APPROVE Prior approval not required.
Case Officer: Teresa Critchlow
Recommendation Date:6th October 2016

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Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council