DELEGATED DECISION REPORT

DET/2016/0046 **Valid 12/08/2016**	**LAND AT** **HADDON LANE** **HEATON**	**ERECTION OF TIMBER FRAMED AGRICULTURAL BUILDING - LIVESTOCK** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting, design and external appearance

DESCRIPTION OF SITE

The location is a portion of grazed field forming a strip bounded on its south edge by Haddon Lane – the access to Wormhough and Wormhill Farms which is also a public footpath right of way, and bounded on its north edge by a well-formed tall dense hawthorn / holly hedge with some mature trees. The farm access /PROW is open, unfenced and un-hedged. The location is open in aspect to the south, east and west.

PROPOSAL

A relatively small 9m x 4.6m two-bay steel framed shed lined in timber but clad externally in green box-profile metal sheeting with mono pitched roof slope. Height to eaves 3.2m and height to ridge 3.8m on front (south edge). The building would be open to the front save for gates to pen the stock.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1 to 17
Sections: 7 – requiring good design; 11 – Conserving and enhancing the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
None

Publicity
Site Notice expiry date: 4th October 2016
Neighbour consultation period ends: 30th September 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Heaton Parish Council – no objections

OFFICER COMMENTS

Principle of Development
Subject to being satisfied as to siting design and external appearance the proposal is acceptable in principle by virtue of the Permitted Development Part 6 notification procedure.

Design
In design the proposed building is low-key and in this location suitable given its function as an agricultural building. The backdrop of strong hedgerow and some nearby trees will help the assimilation of the building into its setting.

Amenity
No issues identified. It is noted that it is intended to house livestock but the separation by reason of topography and distance (c.112m to the nearest non-agricultural building) will mean minimal impact from the usage of this small scale building. No adverse implications for the public footpath or other users of the Haddon Lane track.

CONCLUSION / PLANNING BALANCE
The building is found acceptable in terms of siting, design and external appearance and therefore should be approved to the details as submitted.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 10/10/2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council