DELEGATED DECISION REPORT

DET/2016/0050 **Valid 12/08/2016**	**LAND AT HADDON LANE HEATON**	**ERECTION OF STEEL FRAMED AGRICULTURAL BUILDING – MACHINERY STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting, design and external appearance

DESCRIPTION OF SITE

The location is a field accessed from Haddon Lane and the building would be c. 25m to 30m south from the lane, set against a southerly section of the field boundary. The field and the site for the building lie in a distinct hollow in the landscape and this and the strong hedges and boundary trees generally to the immediate nearby field boundaries make the site secluded in the wider landscape.

PROPOSAL

A relatively small 10m x 5m two-bay steel framed shed walled in concrete panels to the base and part box-profile metal sheeting coloured green with same for the dual pitch roof, height 3m to eaves and 5m to ridge – details confirmed by later e-mail from the applicant.

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 machine store building. The backdrop of generally rising ground and strong hedgerow and nearby trees will help the assimilation of the building into its setting.

Amenity
No issues identified. The building would be some 120m to 130m south south east from an un-connected residential property at the Haddon however its position should be largely out of direct view. No adverse implications for this property, the public 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