DELEGATED DECISION REPORT

DET/2016/0041	**BRADELEY FARM**	**ERECTION OF SILAGE CLAMP**
Valid 28/07/2016	**DILHORNE ROAD**	
	CHEADLE	**(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting, design and external appearance

DESCRIPTION OF SITE

Part of field adjoining rear (SW) of existing extensive range of farm buildings which front (NE) on to Dilhorne Road. A public footpath right of way crosses SE to NW through the field some c.40m W of the site. The field dips very gently away to the SW and is bordered by a tree lined / hedged minor water course at some c.125m from the site. The site is alongside an existing slurry pit and adjacent to the main group of farm buildings.

PROPOSAL

The agent's first submitted drawing misplaced the location of the proposed silage clamp and an amended drawing was submitted (received 29th September 2016). The structure is a silage clamp bounded by 3m high retaining concrete panel walls occupying a ground plan area 36.6m x 13.7m.

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 directly relevant

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheadle Town Council – no objections

OFFICER COMMENTS

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

Design
In design the structure is of low profile – although once stacked with silage will be more noticeable. The design form is essentially functional with little scope for alternative. In this setting the plain concrete finish to the walls is considered entirely acceptable.

Amenity
There would be no visibility from the public road with substantial existing farm buildings intervening. There would be views from the public footpath which crosses the field to the SW of the farm a short distance from the proposal building. However the structure would be seen in the context of the large existing group of farm buildings and would be set against and alongside them so that its impact would appear part and parcel of the existing farm development and therefore not overly intrusive. The nearest un-connected residential neighbours are some 260m to the north. No adverse impacts are likely.

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 in the revised drawing.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 11th October 2016

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council