DELEGATED DECISION REPORT

SMD/2016/0536 **Valid 26/08/2016**	**MOORVILLE HALL LEEK ROAD MOORVILLE CELLARHEAD**	**ERECTION OF A CUBICLE SHED FOR DAIRY CATTLE AND EXTENSION OF ADJACENT HARDSTANDING** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt;
- Design;
- Amenity.

DESCRIPTION OF SITE

This application relates to Moorville Hall Farm, located on the south eastern side of the A520 Leek Road. The site is blanketed by the Staffordshire Green Belt and is bound by agricultural land to the north and east; and by Moorville Hall Hotel and associated buildings directly to the south and west with agricultural land beyond.

The site is well screened from the A520 due to the level of tree cover to the north of the site. The site access is taken via a farm frack that curves southwards from the main road.

PROPOSAL

Approval is sought for the construction of an agricultural building that essentially forms an extension to an existing unit. The building is to be positioned to the north/north east of the existing livestock building. The structure is of a design typically associated with a farmstead and comprises of concrete panels and Yorkshire boarding to the walls and profiled sheeting to the roof. The building is to measure 4m in height, (400mm higher than the existing building), 8.5m in width and circa 19m in depth.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

R1 Rural diversification

National Planning Policy Framework

Chapter 3 Supporting a prosperous rural economy
Chapter 9 Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.10.2016
Neighbour consultation period ends: 03.10.2016
Press Advert: N/A

Public Comments

Moorlands veterinary Centre: **Support**

Comments received:
As the regular vet for Moorlands Hall Farm I believe that expanding the current housing facilities would benefit cow welfare. The increase in cubicle numbers would allow better access for all the cows. Increasing lying times are beneficial for cows for serval reasons, most notably, reducing the incidence of lameness in the heard and also improving rumen health as cows are able to rest and chew the cud.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with the paragraph 89 of the National Planning Policy Framework (NPPF) the construction of new buildings within the Green Belt should be regarded as inappropriate. As explained at paragraph 87, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, in accordance with the exceptions listed at paragraph 89 the construction of buildings for agriculture and forestry are considered acceptable in principle.

The Local Planning Authority is satisfied that the proposed building is required for agricultural purposes and therefore accords with the NPPF.

In accordance with policy R1 of the Staffordshire Moorlands Core Strategy this proposal promotes the sustainable diversification of the rural economy and has been appropriately designed and sited to not cause harm to the rural character or environmental quality of the area.

In accordance with policy DC1 the proposed building has been designed to respect the site and its surroundings and is considered acceptable in this regard.

The nearest residential site is located to the south and west of the application site, Moorville Hall Hotel. This application relates to the expansion of an existing farm building located to the north east of this neighbouring property. No objection has been received from these neighbouring premises. In light of these factors it is not considered likely that the expansion of the existing building would cause undue harm to the amenity of this neighbouring property and therefore accords with policy DC1.

CONCLUSION / PLANNING BALANCE

The construction of buildings for the purposes of agriculture is considered to constitute an acceptable form of development in the Green Belt. The proposed building has been appropriately designed and sited to accord with policies DC1 and R1 of the Staffordshire Moorlands Core Strategy. It is not considered likely that the proposed development would cause significant injury to the amenities of nearby residential properties and therefore adequately accords with policy DC1.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council