DELEGATED DECISION REPORT

NMA/2016/0011 **Valid 13/06/2016**	**RICHMORE HILL FARM** **KINGSLEY ROAD** **RICHMORE HILL** **DILHORNE**	**NON-MATERIAL AMENDMENT TO SMD/2015/0809 TO REPOSITION THE PROPOSED BUILDING BY 2.8M FURTHER TO THE WEST & 1M NORTH** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The main point for consideration is whether the proposed amendment constitutes a material amendment that has no greater impact than the approved scheme.

DESCRIPTION OF SITE

This application site is an existing farming enterprise which is located within the Green Belt as defined by the Core Strategy Policies Map. The site comprises an existing farm building and area of hardstanding.

PROPOSAL

This application relates to approval for the construction of a general purpose agricultural building to be used in association with the existing farming enterprise. The building is to be used for housing to accommodate livestock, machinery, implements and the storage of feed. The building would be 18.3m in length, 12.8m in width, 4.9m to eaves and 6.5m to ridge. This application seeks approval for a non-material amendment to re-position the approved building by 2.8m to the west and 1m to the north. The reason for the re-siting is due to the position of a well.

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 Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

R1 Rural Diversification

National Planning Policy Framework

Chapter 7 Requiring good design
Chapter 9 Protecting Green Belt land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0809

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A (*Add date if applicable)

OFFICER COMMENTS

Principle of Development

The application site is blanketed by the Green Belt and so this forms the main point for consideration. The principle for the construction of an agricultural building on this site has already been considered and accepted by the LPA. The NPPF confirms that the essential characteristics of Green Belts are their openness and permanence. It is therefore necessary to consider the impact that the proposed re-siting would have on openness. As the proposal represents appropriate development in the Green Belt there is an acceptance that some loss of openness would inevitably arise, albeit no greater than that imposed by virtue of the existing permission. The application proposals include an agricultural building of relatively modest scale which is commensurate to the scale of the operation. The proposal would be visible from public vantage points albeit further away than the adjacent building. It is not considered that there would be an unacceptable impact on openness arising from this development.

The NPPF also specifies that the Green Belt serves five purposes, the most pertinent purpose in this instance would be to assist in safeguarding the countryside from encroachment. The proposed building will remain to be reasonably well related to the existing building on site. It would not appear as an isolated addition and therefore it is not considered that significant encroachment into the countryside/Green Belt would arise.

CONCLUSION / PLANNING BALANCE

For the reasons outlined it is not considered that the proposed re-siting of the building, when taken in context, would materially detract from the approved scheme.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 27.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council