DELEGATED DECISION REPORT

DET/2016/0054 **Valid 15/09/2016**	**PARK FARM** **PARK LANE** **ENDON**	**PROPOSED STEEL FRAMED AGRICULTRAL BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting, design and external appearance

DESCRIPTION OF SITE

Park Farm comprises a large three storey farm house fronting Park Lane and an extensive range of large mainly modern form agricultural buildings to the rear (west). An extended part of the farm site is in fact in use as a haulage yard for a bulk milk tanker business. The range of farm buildings to the south west of the farm site remain in agricultural use. The proposal site lies close alongside the north easterly elevation of these buildings. It is separated from Park Lane by a field paddock about 100m wide. A public footpath crosses the field from Park Lane southwards passing to within c.65m of the proposal building.

PROPOSAL

The proposal as detailed in the application form is for a 36m x 6m steel framed building 3m high to the eaves and 3.5m high to a central roof ridge. The location (though not its precise size) is shown indicatively on an accompanying 1:1250 scale plan. The building is to be used as a milking parlour.

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
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1 to 17
Section 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1981/0965 – extension to cowshed – approved

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 8th Nov 2016
Press Advert: N/A

Public Comments
One representation raised issues about traffic volumes on Park Lane and implications for a Grade II Listed bridge and noise from the milking machine. Also questioned why a Sandbach farm should have an operation based in Endon and why the parlour could not be incorporated within existing buildings.

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
The proposal is Permitted Development (PD) by virtue of GPDO(2015) Schedule 2 Part 6 Class A provided that the building is ***reasonably necessary for the purposes of agriculture within that unit.*** Whilst the concerns of the objector are noted and the farm comprises a number of large agricultural buildings, these all appear to be in use and there is currently no modern diary parlour facility at the site. It is therefore considered that the requirement of the GPDO have been met in terms of the principle. A condition of this PD is that the developer must apply to the LPA for a determination as to whether prior approval will be required as to the siting, design and external appearance.

Design
The building roof and walls are to be clad in green box-profile metal sheet. Although 36m in length the building would be low in height and would appear of limited impact relative to the backdrop of existing much larger buildings which it would be seen against in any public views such as from the nearby public footpath. Due to a well grown strong roadside hedgerow there may be little scope to see the building from Park Lane.

Amenity
No adverse impacts identified. The nearest non-associated residence is some 200m to the east. Given the long established farming enterprise at the site the addition of a milking parlour as proposed is judged unlikely to bring any significant additional impacts. Nonetheless further details have been obtained as to the milking machine noise output and the Council's EH noise specialist has advised. The applicant states

that measured alongside the motor (within 1m) the dB readings are 65 to 70dB in normal operation and up to between 75 and 85dB during the shorter wash cycles.

CONCLUSION / PLANNING BALANCE

In light of the above, based on the level of information submitted it is considered that the proposal will be acceptable in terms of siting, design and external appearance and that further details of such are not required. The siting is such that any noise outputs would not be found problematic for neighbouring (un-connected) residential properties at the separation distances involved. The terms of the Prior Determination submission mean that the applicant is obliged to complete and operate the development in accordance with details as submitted.

OFFICER RECOMMENDATION : Prior approval not required

Case Officer: Arne Swithenbank
Recommendation Date: 13/10/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council