DELEGATED DECISION REPORT

DET/2016/0059 **Valid 26/10/2016**	**UPPER DALES** **DUNWOOD LANE** **LONGSDON**	**AGRICULTURAL BUILDING WITH SMALL EXTENSION TO EXISTING YARD** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Whether prior approval is required as to siting, design and external appearance of the building

DESCRIPTION OF SITE

The site is a field in the Green Belt alongside Dunwood Lane opposite the developed frontage of Upper Dales. Dunwood Lane is a narrow single track road generally lying at a sunken level relative to the adjacent fields including the application field. A surfaced and fenced entrance has been constructed following permission reference SMD/2008/0922 (08/01800/FUL). Additionally there is now a c.20m x 20m rolled gravel rectangle of yard extending into the field from the entrance.

PROPOSAL

To erect a 392m2 building 19.8m x 19.8m; 4.3m at the eaves and 6.2m at the roof ridge apex. The lowest 2.0m of the walls would be constructed of re-constituted stone blocks. Elevations above the walls would be faced with vertical Yorkshire board cladding. The roof would be finished with profiled powder coated steel sheeting in Moorland Green with 15% translucent roof light sheets. Two roller shutter doors would be provided in the front elevation.

This is a determination application as to whether the LPA requires details of siting and design. However, details of design, siting and appearance have been submitted within the application.

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

National Planning Policy Framework

Paragraph(s) 1 to 17

Section(s)* 7 – requiring good design;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2008/0922 (08/01800/FUL) – construction of field access

CONSULTATIONS

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

Public Comments
None – N/A

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
Assuming the building is reasonably necessary for the purposes of agriculture within the unit, the proposal may be considered Permitted Development within the meaning of Part 6 of the GPDO (2015). Eligibility depends upon the unit being 5ha or more in size and the land area initially submitted was found to be less than this. Details of a further land parcel were provided for c. 2.8ha of fields at Longsdon. At least part of the land appears to be in equestrian use. No other details of the farm business have been provided which might clarify the justification for the building as being reasonably necessary for the purposes of agriculture.

Design and External Appearance
Although the application is to whether approval of details of siting and design are required, details of design, siting and appearance have been submitted within the application. Given that this is an and sensitive site, however, such details would be required in any event. The suite of materials proposed are considered acceptable. However, in appearance, due to its scale, particularly the eaves and ridge heights, the building would appear large and prominent.

Siting
The proposed siting does not relate well to any existing buildings or features. The building stands detached at a point c.25m into the open field from the roadside. The siting would clearly depend upon both the area of hardstanding which is unauthorised and a further extension of this hardstanding creating a yard some 35m x 20m. The building would be strongly visible from the public road and from a public footpath right of way which traverses a field to the immediate north.

CONCLUSION / PLANNING BALANCE
The conspicuous prominence which would result from a building of this size in this position would be highly intrusive on otherwise undeveloped farm land comprising

attractive open countryside. There are sweeping views down over the field from the public footpath which crosses the field to the north and the building would be prominently visible as a significant intrusion into these views and views from the SW aspect of Coachman's Cottage, a private residence on Dunwood Lane some 240m to the NE. It is considered that permission for this proposal is required and that it should be refused on the basis of its intrusive siting.

The agricultural need for the building may be questionable as there is clearly significant equestrian use of at least parts of the land holding which only narrowly trips the area threshold of 5ha for PD to be claimed. If an agricultural need cannot be demonstrated the building does not constitute permitted development. Whilst not proposed as a reason for refusal this concern should be advised by way of informative.

OFFICER RECOMMENDATION : Details of siting and design required & Refused

Case Officer: Arne Swithenbank
Recommendation Date: 23 November 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council