DELEGATED DECISION REPORT

DET/2016/0065 **Valid 12/12/2016**	**SMITHYPOOL FARM** **CONSALL LANE** **CONSALL**	**PORTAL FRAMED AGRICULTURAL BUILDING** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting;
- Design; and,
- External appearance.

DESCRIPTION OF SITE

This application relates to Smithey Pool Farm located within the North Staffordshire Green Belt. The site itself is located to the north of track that runs south west through an area of woodlands towards open agricultural land to the west.

PROPOSAL

This application relates to the proposed construction of a detached steel framed agricultural building that is to be utilised as a feed and implement store. The building is to measure 36m in width by 12m in depth. An eaves level of 5m is proposed with a ridge height of 9m. The location of the building is outlined on the accompanying location plan.

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 Landscaping and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1 – 17
Chapter 7 Requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

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

Public Comments

No representations received.

OFFICER COMMENTS

Principle of Development

Class A, Part 6 of Schedule 2 permits the erection of buildings that are reasonably required for agriculture. Smithey Pool Farm forms part of the JCM Group Holdings Ltd and comprises of circa 32.4ha of land. The proposed structure is to be used to store feed and implements/machinery required in association with the farming use. The LPA is therefore satisfied that the building is reasonably required for the purposes o agriculture. The principle of development is therefore considered to be acceptable.

Development permitted under Class A is subject to condition (i) which requires the developer, before beginning the development, to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

In this case, however, the details of siting, design and external appearance of the building have been provided and therefore will be considered as part of the application.

Design

In accordance with the Development Plan all new development must have regard to matters of scale, siting, layout, landscaping and character and appearance. Moreover, development that would harm or be detrimental to the character of the local and wider landscape will be resisted.

The proposed building reflects the design and form of a typical modern agricultural building. It is to comprise of a steel framed structure with profile sheet cladding to the walls and roof, coloured Moorland Green. The building is to be set against a woodland back drop and would not be visible from public vantage points, nor would it appear prominent within the wider vista.

Amenity

Due to the proximity of the proposed building to the nearest residential dwelling it is not considered likely that the proposal would result in any significant harm to amenity.

CONCLUSION / PLANNING BALANCE

In conclusion is considered that the proposal will be acceptable in terms of siting, design and external appearance. As such the recommendation is that prior approval be required and granted.

OFFICER RECOMMENDATION : Prior approval required and granted.

Case Officer: Lisa Howard
Recommendation Date: 09.01.2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council