DELEGATED DECISION REPORT

SMD/2016/0762	**PROCTORS NURSERY**	**PROPOSED SITING OF 1NO. POLYTUNNEL**
Valid 06/12/2016	**LEEK ROAD ENDON**	
		(FULL - MINOR)

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt.
- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site comprises a large horticultural nursery which lies to the north of the A53 less than a mile to the east of Endon village. It is surrounded by open rural land and is within the Green Belt. Within the site there is a large number of polytunnels and glass houses and a metal-sheeted storage building. Planning approval was also given for a small mobile home for staff overseeing the round-the-clock horticultural operation.

PROPOSAL

The application is for a polytunnel to be used for growing plants. It would have a footprint of 36.5 x 8.0 metres and a height of 4.3 metres. It would have the same dimensions as a polytunnel approved last year, which the proposed poytunnel would be placed against (lengthways). It would be placed a short distance to the south of the centre of the site and would be 38.0 metres from the main road to the south. The building would be used for the propagation and growing-on of bedding plants and basket plants which have increased in stock at the site and which requires protection from cold and wind.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The most recent application for a polytunnel on the site was SMD/2016/0508 - Approved.

More recently, a glasshouse for growing plants was approved under ref. SMD/2016/0704.

SMD/2015/0056: Horticultural workers mobile dwelling. Refused. Allowed on appeal.

Before then, there have been several approvals given on the site in the last five years for horticultural related development including glass-houses and polytunnels.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.1.17

Public Comments

None.

Town / Parish Comments

No objections.

OFFICER COMMENTS

The site is in the Green Belt and new buildings are only allowed under limited criteria as set out in the NPPF in order to protect their openness. However, agricultural related development is not inappropriate development in the Green Belt and horticultural uses relate to agriculture. The applicant has provided sufficient justification for the need of the building for the horticultural business. I therefore do not consider the new building/development would amount to inappropriate development and a number of approvals have been given recently for new horticultural related buildings on the Proctor Nursery site.

The proposed polytunnel would be the closest structure to the road but there is already sufficient plant screening alongside the road. It would be placed against an earlier approved structure and close to the complex of existing structures, avoiding the more open parts of the site. The size and height would be very similar to the other polytunnel structures. The character and appearance of the area would not be harmed by this proposal.

CONCLUSION / PLANNING BALANCE

To conclude, the proposed structure is not inappropriate development in the Green Belt and would not be harmful to the character and appearance of the surrounding area or the wider landscape.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 30.1.17

X B.J. Haywood

Signed by: Haywood, Ben
On behalf of Staffordshire Moorlands District Council