DELEGATED DECISION REPORT

SMD/2016/0794 **Valid 19/12/2016**	**CRICKETS FARM MILL LANE** **WETLEY ROCKS**	**PROPOSED DEMOLITION OF OUTBUILDING AND ERECTION OF GARAGE/STORAGE FACILITY** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is in the open countryside and within the Green Belt and comprises a two-storey dwelling, attached stables block and separate former agricultural buildings and sits within the middle of a farmland property to the south side of Mill Lane, a short distance to the west of Wetley Rocks village. The main entrance off Mill Lane lies opposite St John's primary school. The traditional agricultural uses of the site and surrounding land have ceased and private non-commercial equestrian uses appear to have commenced.

PROPOSAL

The application is for a single-storey domestic garage and storage building which would replace an existing semi-circular single storey domestic storage building which lies a short distance to the east of the farmhouse. This would have a sand and cement render finish and a tiled roof. The building is would replace is finished with corrugated steel. The proposed building would be on the same siting as the existing but would have a slightly larger footprint and slightly greater height. The original plans showed a building with a height of 5.2 metres (and a relatively high eaves height). However, this was not considered acceptable in terms of the planning policies and amended plans were received to reduce the height to that of a conventional single-storey outbuilding.

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

SS6c – Other Rural Areas Area Strategy
DC3 – Landscape Impact

National Planning Policy Framework

Sections 7 (Design) and 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0397 – Conversion of attached stables into ancillary accommodation for the dwelling, extensions to dwelling and construction of a horse exercise arena. Approved.

SMD/2016/07934 – Concurrent application for replacement of barn with stables building. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 9.2.17
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No Objection.

Ecology Officer

No objection.

OFFICER COMMENTS

New buildings are generally deemed to be inappropriate in the Green Belt in order to protect the openness of the Green Belt. However, replacement buildings are acceptable providing they are not materially larger and would remain in the same use. The existing building is being used for domestic storage purposes. To replace it with a building for the parking of domestic vehicles and for domestic storage would still deem the use to be the same (i.e. domestic uses in connection with the residential use of the house). Despite the increase in footprint and height, I would not consider the replacement building, as shown on the amended plans (showing a building of reduced height) would be “materially” larger. The proposal is therefore acceptable in terms of Green Belt policy.

The scale and materials for the building comprising timber doors, a sand/cement render (in keeping with the house) and roof tiles would harmonise with the character and appearance of the surroundings. The site is not unduly prominent from the nearest roads and footpaths and therefore there is no harm to the visual amenities of the rural area.

The Ecology Report outlines that the building to be removed has no evidence of usage by bats and would not make a suitable bat roost. The Council's Ecology Officer concurs with its conclusions.

The farm is in an isolated location away from any neighbouring properties and therefore no amenity issues are raised.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not amount to inappropriate development in the Green Belt and would be in keeping with the surrounding area.

OFFICER RECOMMENDATION :
APPROVE

Case Officer: Chris Johnston
Recommendation Date: 24.2.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council