DELEGATED DECISION REPORT

DET/2017/0007 **Valid 28/03/2017**	**RED EARTH FARM** **MACCLESFIELD ROAD** **RUDYARD** **LEEK**	**PROPOSED PORTAL FRAMED BUILDING TO HOUSE LIVESTOCK** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Siting, design and external appearance.

DESCRIPTION OF SITE

Red End Farm comprises of a detached farm house and a range of large mainly modern agricultural buildings to the north. The farmstead is positioned approximately 882m north-east of the A523 and accessed via a single track lane and is separated from the highway by a series of associated grazing fields.

PROPOSAL

The proposal as detailed in the application form is for a 24.4m x 15.2m portal framed building, that is to measure 4.9m to eaves level and 6.6m to the ridge. The location is shown indicatively on the accompanying 1:1250 scale plan and is to be used to house cattle.

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

Paragraph(s) 1 - 17
Section(s) 7, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2014/0005 Prior approval for proposed cover to existing yard
Approved

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Environmental Health

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

The proposal is Permitted Development (PD) by virtue of Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, provided that the building is reasonably necessary for the purposes of agriculture. The existing buildings on the site appear to be currently in agricultural use. The applicant does not propose to increase cattle numbers but instead propose to provide more space per hear for existing cattle in order to improve health and welfare of the cattle. Taking account of the site circumstances and siting of the proposed structure, I am satisfied that the building is required for the purposes of agriculture in accordance with the requirements of the GPDO. A condition of Class A, Part 6 require the developer to apply to the Local Planning Authority for a determination as to whether prior approval will be required as to the siting, design and external appearance.

Design

According to the location plan the building is to be positioned within the farmyard to the west of the existing agricultural unit. The detail on the application form shows that the building is to be of a typical modern agricultural design that is to comprise of a portal framed structure with concrete panels with Yorkshire boarding to the walls and cement fibre sheeting to the roof, coloured green. The building is of a scale and form that is appropriate for the purpose it serves. The building would be read in conjunction with the existing farm complex and would not appear incongruous in context.

Amenity

No adverse impacts have been identified. The nearest non-associated residence is located in excess of 600m to the south east. Given the long established farming enterprise on the site the addition of the building proposed is judged unlikely to bring any significant additional impacts.

CONCLUSION / PLANNING BALANCE

In light of the above and based on the 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-associated) 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 the details as submitted.

OFFICER RECOMMENDATION : Prior approval not required.

Case Officer: Lisa Howard
Recommendation Date: 25.04.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council