DELEGATED DECISION REPORT

SMD/2016/0549 **Valid 22/02/2017**	**NEW HALL FARM DINGLE LANE** **RUSHTON SPENCER**	**PROPOSED AGRICULTURAL BUILDING FOLLOWING DEMOLITION OF EXISTING BUILDING** **(FULL - MINOR)**

MAIN ISSUES

- Principle of development;
- Impact on openness and visual amenity of Green Belt;
- Impact on special and historic interests of Grade II Listed buildings;
- Impact on residential amenity; and
- Impact on highway safety;

DESCRIPTION OF SITE

New Hall Farm is an established working farm which lies between Rushton Hall Farm and Farm on the northern side of Dingle Lane, Rushton Spencer. The holding comprises of a traditional detached Grade II Listed Farmhouse with several listed curtilage buildings to the north and south east and south west. Beyond these lie a range of more modern portal framed functional buildings. The land climbs steeply in an east to west direction. For the purposes of the development plan the application site lies within the North Staffordshire Green Belt where restrictive planning policies.

PROPOSAL

This is a full application which seeks consent for the demolition of an existing pole frame mono pitched building and the erection of a multi-purpose agricultural building. Whilst agricultural development can normally be carried out under a prior notification procedure the size of the building exceeds the 465 sq metres permitted and its location within 400m of a protected building means that a full application is required in this instance.

The proposed building would comprise of a nine bay portal framed building measuring 50.457m in length x 10.668m in width resulting in a floor area of 538 sq metres. The proposed building which would have an eaves height of 5.182m and a resultant ridge height of 6.653m would be constructed from a steel frame clad with Slate Blue plastisol coated roof sheets over concrete pressed panels and a natural coloured fibre cement sheeted roof.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

National Planning Policy Framework

Chapter 1 Delivering Sustainable Development
Chapter 3 Supporting A Prosperous Rural Economy
Chapter 7 Requiring Good Quality Design
Chapter 9 Protecting Green Belt Land
Chapter 11 Conserving and Enhancing the Natural Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2009/0010 Stock barn, implement shed and silage pit.
SMD/2005/0589 Agricultural building for housing of cattle. Approved.
SMD/2005/0574 Erection of circular concrete panelled slurry store. Approved.
SMD/2005/0535 Erection of an agricultural building. Approved.
SMD/1983/0280 Erection of a cubicle building. Approved.

CONSULTATIONS

Publicity

Site notice displayed and four neighbours notified.

Public Comments

No representations received.

Town / Parish Comments

No objections.

Conservation Officer

No objections.

OFFICER COMMENTS

Principle of Development

As detailed above the application site is located within the North Staffordshire Green Belt. Policy SS6c states that strict control will continue to be exercised over new

development in the Green Belt in accordance with National Policy. National Policy is set out within the National Planning Policy Framework. Paragraph 89 of the NPPF confirms that the construction of new buildings in the Green Belt will be considered to be inappropriate development unless it satisfies one of the exceptions set out in paragraphs 89 and 90. One such exception is buildings for agriculture or forestry.

Polices SS6c and R1 of the adopted Core Strategy echo this and are generally supportive of the sustainable diversification of the rural economy and facilitating economic activity in rural areas provided that such development does not have a detrimental impact on the character, appearance and biodiversity of the countryside. These aims are repeated at paragraph 28 of the NPPF which specifically refers to the promotion of the development and diversification of agriculture.

The application site forms part of large established farming enterprise. The proposed building will enable the expansion and thus sustain the existing business as well as assist in meeting current welfare standards. The principle of development is therefore acceptable subject to detailed consideration of the matters raised above.

Impact on Openness and Visual Amenity
Although a development of this size would undoubtedly have some visual impact it is important to note that the replacement building will only be two bays longer than the building which it replaces. In addition it is noted that the proposed building would be seen against the backdrop of the existing farm buildings when viewed from the north and against the rising ground when viewed from the south. The location of the building is positioned within the centre of the existing building group and not readily visible from any wider public viewpoints.

Design
The specific design and conservation policies of the CS seek to promote local distinctiveness by means of good design and the conservation, protection and enhancement of historic, environmental and cultural assets along with the District's landscape and the setting of settlements. policy DC1 sets out design criteria relating to new development to reinforce local distinctiveness and positively contribute to the area. These provisions are reinforced by paragraphs 56 and 58 of the NPPF.

The removal of the existing building which is currently in a dilapidated condition is to be welcomed and would result in a positive enhancement to the site. Discussions with the applicants agent have resulted in the height of the building being reduced by 0.6m and further amendments have been secured to the overall design and appearance of the building to ensure that its external appearance is acceptable. The provision of some landscaping along the northern elevation and eastern gable of the building would also assist in mitigating any harm further. This can be secured via a suitably worded condition.

Impact on the setting of the listed building
As stated above New Hall Farm and its curtilage buildings are Grade II listed. The proposed building would be located in close proximity to the Coach House which is listed in its own right. The proposed building would not project any further toward the listed outbuilding than the existing arrangement. It is not therefore considered to

be any more harmful to the setting of the listed building than the existing arrangement.

Amenity
Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and sot landscaping. Given the existing established use of the site, its topography and the intervening distances between the proposed building and any neighbouring dwellings it is not considered that the proposed development would adversely affect residential amenity.

Highways
The submitted application does not propose any alterations or amendments to the existing vehicular access. The proposed development would not result in the loss of any parking or turning facilities and adequate provision would be retained on the site.

OFFICER RECOMMENDATION : **APPROVE** subject to conditions regarding statutory time limit, materials, landscaping, amended plans remove when no longer required for agriculture.

Case Officer: Teresa Critchlow
Recommendation Date: 8th May 2017

X B.J. Haywood

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