DELEGATED DECISION REPORT

NMA/2017/0010 **Valid 13/04/2017**	**BRYN HELYG KILN LANE** **LEEK**	**RE-ORIENTATING THE BUILDING THROUGH 90 DEGREES WHICH MOVES THE LOCATION OF THE GABLES FROM THE NORTH EAST AND SOUTH WEST TO THE SOUTH EAST AND NORTH WEST.** **ADDITION OF A 2.5M X 2.5M DOOR IN 1 NO. GABLE.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- design
- landscape impact

DESCRIPTION OF SITE

This is an undeveloped ridge location on the western outskirts of Leek exposed to near views from the residential area to the south such as, in particular, Westwood Park Avenue and from sections of the Leek to Rudyard former railway cycle and walking route.

The site is within the Leek Town Development Boundary (September 1998 Local Plan) but notably this is part of an area proposed to be excluded from the development boundary in the Site Options Consultation / Strategic Housing Land Availability Assessment (July 2015). The site is within the 'Dissected Sandstone Uplands' Landscape Character Type as set out in the SMDC Landscape and Settlement Character Assessment (2008) which further defines the land as being within an area defined as 'important landscape setting to the settlement'. In a County-wide context the landscape of this location was ranked as being of very high quality – the highest of five quality designations used in the SCC Planning for Landscape Change Landscape Assessment (2001).

PROPOSAL

To re-orientate the approved 12.191m x 12.191m square building through 90 degrees so that the gable ends face SE and NW. To include a door in both gable ends as opposed to just one.

Initially the NMA proposal was to amend the exterior finish so that the cladding would extend from eaves to ground level. However in the amended drawing D this change has been excluded as it was advised by the case officer that this would result in a

more impactful appearance. A split material on a building of this type tends to reduce the visual impact where darker upper sections sit over lighter finished base sections – in this case concrete slab panels typical of modern agricultural buildings.

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
SS5a Leek Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs 1 to 17
Sections 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0593 – steel framed agricultural building 18.3m x 12.2m 3.7m to eaves and 5.3m to centre roof ridge – refused
SMD/2016/0300 – steel framed agricultural building 12.191m x 12.191m; 3.657m to the eaves and 5.290m to the apex of a dual-pitched roof with a slope angle of 15 degrees – approved

CONSULTATIONS

None undertaken

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A (*Add date if applicable)

Public Comments
None – N/A

Town / Parish Comments
None – N/A

OFFICER COMMENTS

Principle of Development
Within the development boundary development in principle is acceptable. This notwithstanding it needs to be noted that point 4 of the Leek Area Strategy policy SS5a is “To promote Leek’s special character and heritage…” and refers to

achieving this “by conserving and enhancing buildings, sites and areas of heritage and cultural importance, complemented by new distinctive, sensitively designed, high quality, sustainable buildings;” and “protecting and improving the setting and historic character of the town and increasing access into the countryside by foot, cycling and horse riding.”

Design
With the exception of the initially proposed single material exterior finish the amended orientation and additional door are considered to bring no significant consequence.

Now that the amended plan (Revision D) does not include alterations to the exterior finish and retains the concrete skirting wall the design impacts are not significantly altered.

CONCLUSION / PLANNING BALANCE
There could be some slight increase in the noticeability of the development in views of the NW gable due to its door and therefore location of activity and given that this may be the most likely side to be seen from the Westwood track but as the usage is agricultural it can be expected to be low-key and not wholly out of keeping with the undeveloped green field location with its existing agricultural use.

Keeping the split between the darker upper section and the lighter concrete skirt wall is considered essential to maintain the rural albeit modern appearance of the building as opposed say to a typical store or warehouse of a more industrial use and location.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 22/05/2017

X

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council