DELEGATED DECISION REPORT

SMD/2017/0171 **Valid 22/03/2017**	**INTAKES HANDLEY BANKS CAVERSWALL COMMON CAVERSWALL**	**PROPOSED NEW AGRICULTURAL BUILDING TO HOUSE CATTLE** **(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 is within the open countryside and Green Belt to the north of Caverswall village and east of Weston Coyney. It comprises one of the fields at Intakes Farm, a currently vacant farm, lying between the current farm buildings (including the farmhouse) to the west and the nearest road Handley Banks to the east. The access to the farm lies to the north. Other fields and open land surround the farm. There are two dwellings a short distance to the north of the site. The farm has a size of 2.83 hectares.

PROPOSAL

The application is for an agricultural building with dimensions of 18.6 x 10.0 metres and which would be placed 15 metres to the east of the farmhouse. It would replace two existing dilapidated farm storage buildings. It would be used particularly for the rearing of cattle. The Planning Statement explains that the new owners are farmers and wish to return the land to farming and therefore require a modern functional building to replace the current unsuitable buildings.

The plans have been amended. The original plans showed a building with the same dimensions but placed much further to the east, outside of the curtilage of the disused farm buildings. The design has also changed. Yorkshire timber boarding would cover most of the walls whereas previously there would have been more exposed concrete at the base.

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 Strategy

National Planning Policy Framework

Section 7 (Design) and 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2017/0005. Agricultural building. Prior Notification application. Withdrawn.

CONSULTATIONS

Publicity

Site Notice expiry date: 21.4.17
Neighbour consultation period ends: 13.4.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection in principle but consider the building should not be placed in an open field and instead should replace current buildings.

OFFICER COMMENTS

The principle of new agricultural buildings in the Green Belt is generally acceptable and is not inappropriate development in the Green Belt. Furthermore, the amended plans show the replacement of current buildings within the same siting. The building is required for the re-introduction of cattle farming on the farm and a modern farm building is therefore needed as current buildings are substandard. The size of the building does not appear to be excessive for the purposes of cattle farming on a farm with nearly 3.0 hectares of fields.

In terms of the visual impact, the building would be well screened from the long reaching views from Weston Coyney and from the south where Caverswall village is located, by trees and hedges on the field boundaries and also the current farm buildings such as the farmhouse (some of which would remain at the farm). The proposed building would be visible down the sloping land when viewed from the road to the east and the public footpath to the north but would not be intrusively prominent and would in any case replace untidy buildings within the same siting. The proposed building has been moved from its original proposed siting within an open field and would instead be located within the complex of farm buildings to minimise visual impact. Unlike the previous siting, the new siting would avoid interference with trees along the field boundary (and which provide some additional screening). Improvements have been made to the design by applying more timber boarding (with

a natural finish) which would be in keeping with the rural character and appearance of the area.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal is acceptable in principle in this Green Belt location and the amended siting and designs would not significantly harm the character and appearance of the area or the wider rural landscape.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 9.6.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council