DELEGATED DECISION REPORT

SMD/2017/0206 **Valid 19/04/2017**	**LAND SOUTH OF DILHORNE LANE DILHORNE**	**PROPOSED EXTENSION OF EXISTING BARN TO PROVIDE ADDITIONAL STORAGE FACILITIES FOR FARM MACHINERY AND EQUIPMENT** **(FULL - MINOR)**

MAIN ISSUES

- Green Belt
- Agricultural need
- Neighbour amenity and street scene

DESCRIPTION OF SITE

The site is a field corner adjacent to Dilhorne Lane where there is a pre-existing modern agricultural shed 18m x 10m and a concrete apron yard with stock handling pens. Land south of the building (9.9ha according to the application) is divided into paddocks with Red Poll cattle and sheep grazing at the time of the site visit. A variety of agricultural equipment was present. There are no immediate near residential neighbours. A cricket club house / pavilion building is across the road some 30m to the NE. There is a good native species hedgerow to the roadside boundary. Access to the site is by an existing field gateway and short track in the NW field corner. The impression is of a tidy well kept and orderly farm operation albeit on a small scale.

PROPOSAL

An extension to the existing building of the same length and profile resulting in a building 36m x 9m plus a canopy overhang towards the stock yard of c.1.4m. Proposed exterior finish is Yorkshire boarding to within 1m of ground level with concrete skirting below, directly matching the existing.

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 Setting

T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2008/1114 – construction of agricultural building for storage of hay and equipment – approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 14th June 2017
Neighbour consultation period ends: 23rd May 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
Policy SS6c is to exercise strict control over development within the Green Belt in accordance with Government Policy. In an exception from the general rule, buildings for agriculture are not considered inappropriate. Policy R1 is that "all development in the rural areas" outside development boundaries will be assessed by balancing the extent to which it enhances the countryside and promotes rural diversification and facilitates economic activity. The policy goes on to state that "appropriate development should not harm the rural character and environmental quality of the area".

Design and Landscape
The design is typical of that generally accepted for modern agricultural buildings and is consistent with the existing approved building. Yorkshire boarding to the upper walls gives a mellow and rural finish. The location benefits from a strong roadside hedgerow which partially screens the site. At 4m to the eaves and 5.2m to the ridge the building is not overly tall and would not be obtrusive.

Amenity
With no near residential neighbours no adverse amenity impacts are identified. The development is consistent and compatible with this rural location. The nearest public footpaths are 200m to the north and 450m to the SE and the building would be unlikely to figure prominently in views.

CONCLUSION / PLANNING BALANCE

With the details submitted and the evidence from the site visit there is clearly an agricultural operation being undertaken here of a scale that will generate some economic activity, notwithstanding that the proprietors may have other income sources. Given the acceptable design and absence of adverse implications for neighbours or wider landscape and street scene the proposal is considered acceptable in terms of Green Belt and Policy R1.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank

Recommendation Date: 14th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council