

## DELEGATED DECISION REPORT

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SMD/2016/0812  
Valid 24/04/2017

MORRIDGE SIDE HOUSE  
COOKS LANE  
BRADNOP

ERECTION OF AN  
AGRICULTURAL BUILDING  
WITH ASSOCIATED  
LANDSCAPE TREE PLANTING  
  
(FULL - MINOR)

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### MAIN ISSUES

- The impact on the character and appearance of the area and the rural landscape.
- The impact on residential amenity.

### DESCRIPTION OF SITE

The site is in the open countryside outside of the Green Belt. It comprises part of a field a short distance up a slope to the rear of a farmhouse, Morridge Side House, which lies to north of A523 road and to the south-east of the village of Bradnop. There is an access road connecting the farm from A523 and which serves a number of other properties. There is also an existing farm track off the access road which leads to the actual site. The farm has a size of 15 acres (about 6 hectares) and includes the farmhouse and application site in the south-west part and a long rectangular area of fields stretching towards Morridge Edge/Blakelow Road to the north-east of the site.

### PROPOSAL

The application is for a farm building which would be placed near the top of the slope behind the farmhouse, about 80 metres to the north of it. This would have floor dimensions of 18 x 9 metres and a height of 5.4 metres. The walls would comprise Yorkshire timber boarding on a concrete panel base and the roof would have dark blue profiled metal sheeting materials. This would be used for the sheltering of ewes during the lambing season, the storage of hay for Winter feeding and also for the seasoning of cut wood sourced from adjacent and local woodland. The agent explained via email dated 19.6.17 that *logs are currently stored outside in various locations around the small holding but best inside if possible so as allow seasoning (loss of sap moisture) without getting wet in the rain.* The logs are cut inside an outbuilding next to the farmhouse.

A five-metre wide tree planting belt is proposed to the south of the building to provide some visual screening and includes native species. A hedgerow is also proposed along the east boundary of the site.

## **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  
SS7 – Churnet Valley Strategy  
DC3 – Landscape and settlement setting

### **National Planning Policy Framework**

Section 7 (Design)

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

DET/2016/0051. Agricultural building Prior Notification application. Returned.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 7.6.17  
Neighbour consultation period ends: N/A  
Press Advert: N/A (\*Add date if applicable)

### **Public Comments**

Two letters of objection have been received from a nearby farm concerned that the building would be used for wood cutting and sawing which would create noise affecting nearby properties including a proposed holiday let. One of the letters advises that noise insulation should be applied, time restrictions for woodworking imposed and that planting should be provided the whole way round the building.

### **Town / Parish Comments**

No objection but concerned there was no details of a schedule for effluent.

### **Environmental Health**

No objection subject to conditions.

### **Staffordshire County Council Highways**

No objection.

## **Tree Officer**

No objection in terms of landscape impact and the existing nearby trees would not be affected. The proposed tree belt would provide increased screening and comprises suitable native species. Further details are needed for the proposed hedge along the side elevation.

## **OFFICER COMMENTS**

The principle of new farm buildings in the countryside, including within the Churnet Valley is not unacceptable but these should be of an appropriate scale for their purpose and farm size and also designed and sited to minimise the visual impact on the landscape.

The farm has a size of 6 hectares but there are no other farm storage buildings on the holding at present. I consider the proposed size is not excessive for the purpose of sheltering ewes for lambing, storing hay and storing chopped timber for seasoning. A Prior Notification application for the building was submitted in 2016 as detached farm buildings on farms of over 5 hectares can in some circumstances be built without needing planning permission under Part 6 of the GPDO. However, the application was returned as farm buildings for the storage of livestock require a full planning application. Also, the acceptance of the building was conditional upon additional tree/hedge planting which could only be achieved via a planning condition attached to a permission.

An adequate planting zone has been provided under this full application for planning permission for the farm building. It would be visible from Morridge Edge to the north but due to the distance from it and the presence of other farm buildings much closer to it, it would not be harmfully prominent from there. It is currently well screened from views from the west and east due to the presence of trees. It would be most prominent from the south. The siting on top of a slope facing south would lead it to be visible from the long access road connecting the main road (from where it is also likely to be visible although other nearby structures such as wind turbines and also copses of trees would be more prominent from the main road. A 5m wide tree buffer would be provided immediately to the south of the building with suitable native species and which would compliment the existing trees to the east of the site. A hedgerow would also be provided to the east. These can be achieved by way of a planning condition. Aerial photo's from 2006 show there was a farm building on the exact same site but this has at some stage been removed. I am satisfied that this would be the most appropriate and with the safeguard of conditions, least harmful place on the farm to provide the required farm storage building. The building would also be finished with appropriate timber materials and a dark blue roof which is standard for many farm buildings in terms of minimising visual impact in the landscape.

The points raised by the objectors are noted but there is no intention for wood-working within the building and conditions can be applied to prevent the use of the building for this purpose.

## **CONCLUSION / PLANNING BALANCE**

To conclude, the farm building by virtue of its size, height, design, materials and with the additional tree planting would not harm the rural character and appearance of the area or the Churnet Valley landscape and with the safeguard of conditions would not harm the amenities of nearby residents.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**

**Recommendation Date: 27.6.17**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**