DELEGATED DECISION REPORT

SMD/2017/0282 **Valid 02/05/2017**	**GROVE GARAGE** **KINGSLEY ROAD** **CELLARHEAD**	**RETROSPECTIVE APPLICATION FOR THE REMOVAL OF AN UNSAFE AGRICULTURAL BUILDING FOLLOWING DEMOLITION OF THE MAIN BUILDING IN ACCORDANCE WITH PLANNING CONSENT SMD/2013/0903** **(FULL - MINOR)**

MAIN ISSUES

The principle of removing the agricultural building in this location and its impact on the local agricultural economy.
The impact on the appearance of the site.

DESCRIPTION OF SITE

The site is in the Green Belt in an area of countryside a short distance to the east of Cellerhead. It is adjacent to the main A52 road which runs along the north boundary and this also provides the access to the site. It used to comprise a haulage HGV business building and yard and a large agricultural building to the rear. However, all buildings have been removed and a residential development of five dwellings is currently being built following the recent grant of outline and reserved matters applications. The site is surrounded by open land although there is a row of dwellings on the south side of the road a short distance to the west.

PROPOSAL

This is a full application for the retrospective removal of part of the large farm building in the rear of the site. Part of this was approved to be removed under the permission for the housing development (and is no longer present on site) with the other part to be retained, rebuilt and re-clad. There is a condition attached to the Reserved Matters approval requiring details of its cladding materials. There is a concurrent Removal of Condition application with this new application to be determined alongside the full application for demolition.

Normally, it would be possible to demolish a farm building under permitted development without applying for full planning permission by submitted a Notification of Prior Approval application under Part 11 of the GPDO. However, this would only apply in the case of a proposed demolition. As the building has already been

demolished a full planning permission is required to regularise/authorise its retrospective removal.

The building was demolished because according to the applicant the building had become unstable and unsafe. A photograph of corroded steel supports is included in the application.

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
SS6c – Other Rural Areas Area Strategy
R1 – Rural Diversification

National Planning Policy Framework

Sections 3 (Rural Economy) and 9 (Green Belts)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/01005/OUT – Residential redevelopment. Refused.

SMD/2013/0903 – The demolition of the existing buildings on the site; the erection of five detached houses; the demolition of the main part of the agricultural building; and the re-building/re-cladding of the remaining part of the agricultural building (Outline Planning Permission).

SMD/2016/0602 – Reserved Matters approval for above.

SMD/2017/0102 – Removal of Condition application in relation to details of cladding for the agricultural building.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.6.17
Neighbour consultation period ends: 30.5.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Although the applicants included the retention of part of the agricultural building in their proposal for a residential redevelopment (and this is mentioned on the approved description of development), there were no conditions attached to the outline approval retaining the building and it was therefore not considered that its retention was required in the interests of the rural economy or the character and appearance of the area. There does not appear to have been any intensive agricultural use of the building. Its removal has not harmed the appearance of the area or the environment. However, a condition should be added requiring a landscaping scheme to restore the part of the site that the former building occupied in the interests of the appearance of the area and in the interests of the residential amenities of the future occupants of the new houses being built in the rear part of the site.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 14.7.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council