DELEGATED DECISION REPORT

SMD/2017/0154 **Valid 08/03/2017**	**KNIVEDEN FARM** **MOUNT ROAD** **LEEK**	**PROPOSED ERECTION OF AN AGRICULTURAL BUILDING FOR USE AS A MILKING PARLOUR FOR DAIRY COWS AND REARING CALVES** **(FULL - MINOR)**

MAIN ISSUES

- Landscape
- Design
- Amenity

DESCRIPTION OF SITE

Kniveden Farm has an especially prominent landscape location on the ridge forming the high eastern boundary of Leek. The farm and its range of mainly modern sheet clad steel frame buildings are seen starkly from Ashbourne Road, Stile House Lane and Morridge Top – the National Park boundary – and intervening countryside.

PROPOSAL

The proposal building, 35m x 15m and 4m high at the eaves and 6.5m high at the ridge would be dug into an excavated pit set into the top of the ridge slope behind (west) of existing buildings that are closer to the ridge edge. Construction was well underway at the time of the officer site visit with the roof already on.

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 (outside development boundaries)
DC1 Design Considerations
DC3 Landscape
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 3 – supporting a prosperous rural economy; 7 – Requiring Good Design; 11 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
12/00989/PNOT_1 – portal frame sheet clad building 28m x 15m 3.6m to eave 4m to ridge – accepted

CONSULTATIONS

Publicity
Site Notice expiry date: 15th May 2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Leek Town Council – recommends approval

OFFICER COMMENTS

Principle of Development
Acceptable in principle on basis of SS6c and subject to R1 balancing impacts on the countryside with economic benefits.

Design
In design this building is standard agricultural form as typically encountered and widely accepted. A darker roof finish may have been preferable except the light or 'natural' finish adopted keeps consistency with the existing range of buildings.

Being set behind existing buildings and set into the ground the potential prominence of this building would be significantly mitigated. The roof would be prominent from the east but seen closely in conjunction with the roofs of the existing farm development.

Amenity
The nearest residential neighbours are at Pike Hall c.200m to the west and at Spring Hill c.300m to the NNW. The building would not be visible from these properties. In particular Pike Hall has the ridge top of Kniveden rising up in between. No adverse noise amenity or odour effects are considered likely.

CONCLUSION / PLANNING BALANCE
The building has a readily understood farming purpose and the introduction of a milking facility would add significantly to the farm business and therefore its economic prospects.

Due to being set into the ground and alongside and to some extent behind existing buildings its potential landscape impacts are greatly curtailed. In most if not all views it would not overtop the ridgeline.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 03/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council