DELEGATED DECISION REPORT

SMD/2017/0063 **Valid 15/02/2017**	**FLEECE HOUSE MARTEN HILL** **SWINSCOE**	**PROPOSED MIIXED USE SHED, PART AGRICULTURAL AND PART DOMESTIC STORAGE/VEHICLE GARAGING** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character of the countryside
- Design
- Amenity

DESCRIPTION OF SITE

Fleece House occupies a long rectangular plot situated on the southern side of Ashbourne Road, Swinscoe. The site comprises of a detached stone building farm house and associated outbuildings. For the purposes of this assessment the application site is located within 'Open Countryside'.

PROPOSAL

Planning approval is sought for the construction of a detached outbuilding that is proposed to serve as a domestic garage, storage area and accommodation for animals, more specifically sheep.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17

Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0052 Single storey extension to back of dwelling and replacement porch to front of dwelling
Approved

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

No objection.

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the development and use of land is expected to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. The Council will take a positive approach towards the presumption in favour of sustainable development contained in the NPPF. It will work pro-actively with applicants jointly to find solutions which mean that proposals can be approve wherever possible. Planning application that accord with the policies of the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

The application site does not fall within the defined development and infill boundaries of the towns and villages, as outlined in the Site Allocations DPD, and is as such regarded to fall within an 'Other Rural Area'. The Other Rural Areas provide only for development which meets an essential local need, supports the rural diversification and sustainability of rural areas, promotes sustainable tourism or enhances the countryside.

This application proposes the construction of a building that is to serve as a domestic garage, a storage facility and as accommodation for housing sheep and associated animal feed. The building is to measure 18m in width and circa 9m in length. It is to be positioned on the south eastern side of the site. The application has been supported by a Design and Access Statement that outlines the requirements for the proposed building and the accommodation is it to provide.

With regards to the shed, the size is closely related to the applicant's needs. The span of the building is adequate to house a long-wheeled vehicle, with space around for maintenance. The storage bay will provide space for straw and hay, and part domestic type storage, e.g. mowers etc. At present the applicant has just under half an acre for sheep, and has an agreement to purchase the rest of the field which is approx 3.5 acres- approx 4 acres in total. Stocking levels for sheep range between 6-10 sheep per acre, and it is intended to have up to 30 sheep. A shed of size suitable for this number based on 25sq. ft. per sheep would be 750sq. ft. (approx 70sq. m.) The area of the sheep shed is approx 80sq. m. This would allow adequate space for the sheep, with enough space to separate sheep out for lambing, shearing etc.

Provided that the adjacent land is acquired for rent or purchase I am satisfied that the building meets an essential local need and would serve to support the diversification of an existing farm enterprise. As such this application is considered to be acceptable in principle subject to a condition requiring proof of the rental or purchase agreement being provided.

Design

In accordance with policies DC1 and DC3, all new development is required to be of a high quality design that respects the site and its surroundings. The Council will protect and, where possible, enhance the local landscape by resisting development which would harm or be detrimental to the character of the local and wider landscape. New development is expected to promote a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance.

The application site is located within a rural landscape setting and falls within close proximity to a neighbouring farm and associated buildings. Planning approval is sought for the construction of a detached outbuilding that is to serve as a domestic garage, a storage facility and for the keeping of animals. The building has been appropriately designed to reflect the character and design of a modern agricultural building and as such would not appear incongruous in this location. The building is to be positioned within the southern corner of the plot where the land is at its lowest. Furthermore, the building would be positioned against the backdrop of established trees and hedging, which would serve to offer some mitigation in respect of visual amenity.

The proposed development is considered to unlikely result in detrimental harm to the character of the local and wider landscape and as such accords with policies DC1and DC3.

Amenity

In accordance with policy DC1 all new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed development is sited sufficient distance away from the nearest residential property to not raise significant concern in this respect.

CONCLUSION / PLANNING BALANCE

Subject to the application of a condition that requires proof of ownership or evidence of a rental agreement of the adjoining field to be submitted and approved by the Local Planning Authority prior to the commencement of development it is considered that this application sufficiently accords with the relevant landscape, design and amenity policies of the Development Plan and a recommendation of approval is provided.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 26.09.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council