DELEGATED DECISION REPORT

SMD/2017/0306 **Valid 10/07/2017**	**NEW BUILDINGS FARM** **SANDON ROAD** **HILDERSTONE**	**STEEL FRAMED AGRICULTURAL BUILDING BEING PHASE 1 OF A 4 PHASE PROJECT TO CREATE A CUSTOM BUILT MODERN DAIRY/MILKING PARLOUR AND SICK COW AND CALF WELFARE FACILITY** **(FULL - MINOR)**

MAIN ISSUES

- Character and appearance
- Design
- Amenity

DESCRIPTION OF SITE

This application relates to New Buildings Farm situated on the eastern side of Cresswell Road. The site is does not fall within a defined settlement boundary and as such is regarded as falling within an 'Other Rural Area' for the purposes of this assessment. Access to the site is taken off Cresswell Road via a long drive. Nevertheless, due to the topography of the land, it is clearly visible from public vantage points.

PROPOSAL

Approval is sought for the construction of an agricultural building that is required to support the existing farmstead. The building is to be positioned to the west of an existing livestock building. The building is of a design typically associated with a farmstead and comprises of green coloured fibre cement sheets, with alternate venting ridge and barge boards to the gable ends. The north, east and west elevations are to be open. The building is to measure 18m x 23m in footprint. A dual pitched roof is proposed with a ridge height of circa 8m.

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
T1 Development and Sustainable Transport
R1 Rural diversification

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 3 & 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 04.09..2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No representations received.

Town / Parish Comments

No comments received.

Environmental Health

No comments received.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

In accordance with paragraph 28 of the NPPF, planning policies should support economic growth in rural areas in order to create jobs and prosperity. This is to be achieved, amongst other things, through a) supporting the sustainable growth and expansion of all types of business and enterprise in rural areas; and b) the promotion of development and diversification of agricultural and other land-based rural businesses.

Policies SS6c and R1 of the Staffordshire Moorlands Core Strategy promote the sustainable diversification of the rural economy, subject to appropriate siting and

design. In accordance with policies DC1 and DC3 it is considered that the proposed building has been appropriately designed to respect the site and its surroundings. As such the scheme is considered acceptable in this respect.

The nearest residential property is located opposite the proposed building and is believed to be occupied in association with the Farm. This application relates to the construction of a building that is to sited adjacent to an existing farm building which is also located opposite to this neighbouring property. No objection has been received and in light of the factors identified it is not considered likely that the expansion of the existing farm enterprise would cause undue harm to the amenity of this neighbouring property. It is therefore considered that this application sufficiently accords with the amenity objectives of policy DC1.

CONCLUSION / PLANNING BALANCE

Development to support the diversification of an existing farm enterprise is considered to constitute appropriate development within the Other Rural Areas. The proposed building has been appropriately designed and sited to accord with policies DC1, DC3 and R1 of the Staffordshire Moorlands Core Strategy. It is not considered likely that the proposed development would cause significant injury to the amenities of nearby residential properties and therefore adequately accords with policy DC1.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 22.11.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council