DELEGATED DECISION REPORT

SMD/2017/0049 **Valid 24/02/2017**	**LAND SOUTH OF GATE FARM FOXT ROAD FOXT**	**ERECTION OF A SHED FOR STORAGE OF TOOLS AND EQUIPMENT** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character of the countryside
- Amenity

DESCRIPTION OF SITE

This application relates to land south of Gate Farm, Foxt. The site comprises of approximately 0.23ha of woodland and grassland located on the fringe of Foxt. The site is bound by agricultural land to the north, east and south. A public footpath runs adjacent to the south-western site boundary. A dilapidated shed currently exists on the site, which lies in the north-eastern corner of the plot. The site is situated on a south-facing slope. Land rises to the north and falls towards the valley bottom to the south. Consequently the site sits higher than the public footpath. Mature trees and established foliage largely screen the site from public vantage points and the wider landscape setting.

PROPOSAL

Planning approval is sought for the proposed construction of a replacement storage shed.

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
SS6b Smaller Villages Area Strategy
SS6c Other Rural Areas Area Strategy
SS7 Churnet Valley Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 3, 7, 11

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

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

CONSULTATIONS

Publicity

Site Notice expiry date: 28.04.2017
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Ipstones Parish Council: Members feel that here is not enough land to warrant a shed so feel it is inappropriate development.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that development should contribute to the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Paragraph 14 of the NPF outlines that the presumption in favour of sustainable development 'should be seen as a golden thread running through both plan making and decision taking'. Planning applications which accord with policies within the Core Strategy should be approved without delay.

Policy SS6b supports appropriate development which enhances community vitality or meets a local, social or economic need. In accordance with policy SS6c within the rural areas outside of the development and infill boundaries of the town and villages, development will be provided for that which meets an essential local need, supports rural diversification and sustainability of the rural areas. Within the Churnet Valley, in accordance with policy SS7, any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area.

I am satisfied that the replacement shed is required for the purposes proposed. It is of a modest size that would replace an existing structure. Whilst the Parish Council

comments are noted and this is a small parcel of land the proposed shed itself is small and commensurate with the land in question. Subject to conditions requiring the removal of the existing structure the shed is considered to be acceptable in principle.

Design

Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG.

Paragraph 56 of the Nation Planning Policy Framework advises that the Government attaches great importance to the design of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

In accordance with policy DC3, the Council will seek to protect, and where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands. This is to be achieved by resisting development which would harm or be detrimental to the character of the local and wider landscape.

Policy R1 requires all development in the rural areas outside the development boundaries of the towns and villages to be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside. Appropriate development should not harm the rural character and environmental quality of the area or any sites designated for their nature conservation. Where new or replacement buildings are proposed, development should have minimal impact on the countryside and be in close proximity to an existing settlement.

This application proposes the construction of a replacement storage shed for the storage of tools and equipment required for the maintenance of the land. Access onto the site was limited by a gate, however it was noted that there are the remnants of an agricultural storage shed in the location of the one that is currently proposed. The proposed shed is to measure 3m x 5m. A dual pitched roof is proposed that is to measure 2.5m to ridge height and 1.95m to eaves level.

The application site is accessed via a public footpath that runs adjacent to the south-western boundary. The site is elevated above the footpath and though visible from this vantage point, the site is sylvan in character along this boundary and therefore the proposal would be well screened from public view. It is not considered that the development would result in detrimental harm to the special character or visual amenity of the countryside.

Amenity

CS policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Taking account of the scale and siting of the proposed shed relative to nearby residential properties it is not considered that the proposal would result in harm to residential amenity.

CONCLUSION / PLANNING BALANCE

This application proposes a replacement storage shed required for the storage of tools and equipment necessary for the maintenance of the land. The shed is of a modest size appropriate to its requirements. It is not considered that the development would result in harm to the character or appearance of the countryside. This application is therefore considered to accord with the relevant policies of the SMDC Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 16.05.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council