DELEGATED DECISION REPORT

SMD/2017/0815 **Valid 12/12/2017**	**LITTLE BLAKELEY LANE FARM BLAKELEY LANE KINGSLEY**	**ERECTION OF A POLYTUNNEL FOR REARING CALVES** **(FULL - MINOR)**

MAIN ISSUES

- Is the development inappropriate in the Green Belt?
- Impact on the character and appearance of the area and landscape

DESCRIPTION OF SITE

Farm in the Green Belt occupies a triangular area of land bounded on all three sides by highway. The land boundaries have native hedgerow. Grazing land surround the farm. The farm consists of a house and a cluster of sheds and farm buildings close to and surrounding an existing hardstanding.

PROPOSAL

Planning permission is sought for development already carried out. A poly tunnel style calf rearing structure has been erected. Simple steel hooped frame structure, with plastic sheet roof, concrete panel base and ventilation panel between. The poly tunnel is adjacent to a portal frame shed that houses hay bails and machinery. Part of that portal frame shed is unauthorised and the subject of enforcement action. The polytunnel has been erected on a concrete pad, but much of the hardstanding that surrounds is unauthorised and the subject of enforcement action.

The polytunnel is just 3.5m high with a footprint of 9m x 18m.

The polytunnel is a purpose manufactured product for calf housing to provide a much welcome source of light and warmth, creating a dry, low-stress environment for stock whilst keeping bacteria, fungi and odours to a minimum. Polytunnels can improve animal welfare. The benefits of natural light and warmth are many.

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 Strategy
DC1 Design Considerations

DC3 Character and appearance of Landscape

National Planning Policy Framework

Paragraph(s) 79-89
Section(s) 9 Green Belt

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

12/01346/FUL Replacement agricultural bldg – Approved March 2013

Enforcement Action has been taken in respect of areas of hardstanding, an unauthorised extension to a portal shed and the storage of freight containers.

CONSULTATIONS

Publicity

Site Notice expiry date: 6th Feb 2018

Public Comments

None Received

Town / Parish Comments

Consall Parish Council – No Objection

Severn Trent - No objection, no conditions recommended

OFFICER COMMENTS

Is the development inappropriate in the Green Belt?

The building is clearly for agriculture – a purpose manufactured product designed accordingly to house and rear calves with natural light and ventilation. At the time of the officer's visit there was a cow and a sheep inside in a straw pen. The development is not inappropriate in the Green Belt therefore, and is provided for by an exception at para 89 of the NPPF.

Impact on the character and appearance of the area and landscape

The building is designed functionally and purposefully for agriculture, specifically the housing of calves. This style of structure is of simple form, an affordable option to provide for a very specific purpose. In terms of its assimilation into the landscape its design merits are such that it retains a low profile in proportion to the footprint provided.

Relatively centrally located within the triangular 'island' of farm land which is bounded with hedgerow on all three sides, particularly because of its low profile the polytunnel has a limited impact on the character and appearance of the countryside.

A landscaping condition can be attached to require a scheme of planting to help screen and soften and give the structure a sense of place within the surrounding open land.

Impact on residential amenity

The nearest neighbouring property is located on the opposite side of the road to Cheddleton and is approximately 70m from the proposed building. At this distance no overlooking or overshadowing impacts will occur and no loss of outlook or overbearing effects. With regard to potential noise, smells or light pollution, it is noted that the site is already a working farm with animals and it would therefore be difficult to distinguish between amenity issues arising from this development and the existing use of the site. The nearest dwelling is separated by a busy main road and well screened by hedges and trees. Furthermore, the nearest welling appears to be related to an agricultural use in itself. Therefore it is not considered that a refusal on amenity grounds could be sustained.

CONCLUSION / PLANNING BALANCE

The building is not inappropriate in the Green Belt. It does not harm the character and appearance of the area and is obviously required for agriculture.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 13/02/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council