DELEGATED DECISION REPORT

SMD/2018/0149 **Valid 14/03/2018**	**WATERFALL CROSS** **BENTY GRANGE LANE** **WATERFALL**	**ERECTION OF SINGLE STOREY AGRICULTURAL BUILDING FOR USE AS IMPLEMENT STORE/STOCK HUSBANDRY.** **(FULL - MINOR)**

MAIN ISSUES

- The principle of development
- The impact on the character and appearance of the area.
- The impact on residential amenity.

DESCRIPTION OF SITE

The site is in the open countryside just outside of the Peak District boundary and next to the junction of Bromleyhedge Lane (to the north and which provides access to the site), Bentygrange Lane (to the east) and Pethills Lane and lies about a mile to the north-east of the A523 between Winkhill and Waterhouses. It comprises two fields to the west of the Waterfall Cross Farm farmhouse. There is an existing grey metal sheeted farm building in a poor state next to the northern boundary opposite the Pethills Lane junction and also a hard-standing yard area next to it between the building and the farmhouse. The site has an area of 1.34 hectares.

PROPOSAL

This is a full planning application for the erection of new modern farm building for the purposes of storing implements/farm equipment and fodder and sheltering sheep. It would have floor dimensions of 13.5 and 6.5 metres and a approx max height of 4.2 metres up to the low-pitch roof ridge. It would comprise dark green metal sheeting for both the roof and walls and a 1.0 metre high concrete base. The building would be placed adjacent to the northern edge a short distance to the west of the recently created farm access off Bromleyhedge Lane close to the junction of Pethills Lane.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy (2014)

SS6c Other Rural Areas Strategy
DC1 – Design
DC3 – Landscape and Settlement Setting

National Planning Policy Framework

Sections 7 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0478: Extensions to farmhouse. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 8.5.18
Neighbour consultation period ends: 8.5.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No objection in terms of scale and design but consider it could be placed closer to the farmhouse.

OFFICER COMMENTS

At the time of the 2014 approval for farmhouse extensions, the case officer noted that agricultural workings had ceased. However, the applicants have re-commenced sheep farming and wish to expand. There were sheep present in the fields within the site when the site visit was undertaken. Recent works undertaken at the farm include what appears to be a new farm access off Bromleyhedge Lane which the proposed building would be located close to. A much larger metal-sheeted farm building (shown on streetview images) next to the farmhouse has been removed and a large yard area is present in its place and next to the one remaining existing farm building to the other side of the access (as shown correctly on the site plan). This building is smaller than the proposed building and an email from the applicant's agents advises of continued use in connection with the proposed expansion of sheep farming in the future.

With regard to the size of the site, I do not consider that the presence of two small buildings (one existing and one proposed) for sheep farming and the need to store equipment and fodder as well as sheltering livestock and lambing would be excessive on a farm this size and that this is preferable arrangement to one larger building that used to be present adjacent to the farmhouse (shown as dotted lines in the site plan). Whilst it would be preferable to locate this closer to the existing buildings, there is a stone wall and new access and existing building between the proposed siting and the farmhouse. To place the building further to the west and south would result in a more exposed location further into the open fields. The building has been placed as close to the road as possible without harming trees

which are useful in screening the building from the road and views further from the north within the Peak District. It would not be prominent from the roads and footpaths to the south (despite the land sloping downwards towards the south) and west and would be screened from the east by the existing buildings.

CONCLUSION / PLANNING BALANCE

There is a reasonable need for the building to assist with the sheep farming operations at the property and the scale of the building together with that of the existing building does not appear excessive for the area of farmland forming the application site. Whilst it could be located closer to the existing building and farmhouse, it would still be reasonably close to those buildings and the yard and its position next to the road and tree screening would ensure that it would not be unduly prominent in the landscape. It would have an appropriate size, height and design which would allow it to harmonise with the character and appearance of the area and would be a sufficient distance from dwellings outside of the property to avoid any harm to the amenities of the nearest neighbours.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 9.5.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council