DELEGATED DECISION REPORT

SMD/2018/0105 **Valid 16/02/2018**	**PROCTORS NURSERY** **LEEK ROAD** **ENDON**	**RESERVED MATTERS RELATING TO APPLICATION SMD/2017/0578, DETAILING THE APPEARANCE, LAYOUT, SCALE AND LANDSCAPING** **(RESERVED MATTERS - MINOR APPS)**

MAIN ISSUES

- The impact on the character and appearance of the area and the openness of the Green Belt.

DESCRIPTION OF SITE

The site comprises a large horticultural nursery which lies to the north of the A53 less than a mile to the east of Endon village. It is surrounded by open rural land and is within the Green Belt. Within the site there is a large number of polytunnels and glasshouses and a metal-sheeted storage building. Planning approval was also given for a small mobile home for staff overseeing the round-the-clock horticultural operation.

PROPOSAL

This is a Reserved Matters application for a large bungalow for a plant nursery worker. Outline planning permission was given for the dwelling in 2017, with details of access. This replaces the temporary nursery workers mobile dwelling. However, details of the scale, appearance/design, layout and landscaping where left as reserved matters and this new application seeks approval for these. The actual application site for the dwelling is in the north-east corner of the nursery site but would be accessed via the main access and driveway off A53 Leek Road.

Amended drawings are received which show a wide bungalow with two front gable-ends and a footprint of 18.8 x 9.4 metres and a height (to the roof ridge) of 5.7 metres. It would be placed 6.0 metres from the rear boundary. This differs from the original scheme which showed a footprint of 17.0 x 10.7 metres and a height of 6.1 metres. This would have been placed closer to the rear boundary (with a gap of approx 4.0 metres).

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
DC1 Design Considerations
T1 Development and Sustainable Transport
SS6c Other Rural Areas Area Strategy
R2 Rural Housing

National Planning Policy Framework

Sections 6 (Housing) and 9 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There has been a large number of recent approvals for polytunnels and glass houses, the most recent being SMD/2017/0394. A new access has also been recently approved but not yet implemented: SMD/2016/0730.

SMD/2015/0056: Temporary horticultural workers mobile dwelling. Refused. Allowed on appeal (temporary 3-year permission).

SMD/2017/0578: Outline planning permission for the horticultural workers dwelling.

There have been several approvals given on the site in the last six years for horticultural related development including glasshouses and polytunnels.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.4.18

Public Comments

None.

Town / Parish Comments

No objection in principle but concerns are raised over the size of the dwelling.

Highways Authority

No objection

SCC Mineral & Waste

No comments to make.

OFFICER COMMENTS

The dwelling would be placed close to the back edge of the nursery site and would be well screened from the road and nearest public footpaths. There is sufficient boundary screening also and no further planting is proposed.

However, the current buildings at the nursery site, despite being low lying (mostly glasshouses and polytunnels) are noticeable from more distant views such as those approaching along A53 from the east and also from sloping land to the west to the north of Endon. The nursery is in a rural and open part of the Green Belt and it is important to restrict the height of buildings at the site in the interests of the openness of the Green Belt and also the overall character and appearance of this part of the rural landscape.

The tallest structure on site (and perhaps the largest and most noticeable) is the green metal clad storage building with a height of 5.5 metres. It is important that the proposed dwelling respects the heights of the other buildings and does not exceed the height of the storage building. A condition was therefore placed on the outline planning permission restricting the height of the dwelling to single-storey.

The proposed building already has a large footprint and although it is wide, the depth has been restricted on the east and west side elevations which helps to reduce visual prominence as long range views into the site are from the upward sloping land to the east and west. However, the height (which has only been slightly reduced from that shown on the original plans) would still exceed that of the current tallest building at the nursery. The gable ended design would also increase the visual prominence of the dwelling from long range views and as there is a fair degree of separation between the storage building and proposed dwelling (as they are in different parts of the property), the proposal would result in the overall nursery development appearing more prominent and widespread.

I consider, by virtue of the height and design of the dwelling, that the openness of the dwelling would be harmed and also the open character and appearance of the landscape. It is also likely that a roof of the size proposed could be the subject of inclusion of rooms in the roof together with dormer windows and rooflights, giving the impression of a two-storey dwelling at the site and increasing visual prominence even further.

Furthermore, there does not appear to be any significant need for a roof of the size proposed in order to make the design work as bungalows of a similar footprint have been approved recently with a max height of 5.0 metres and this is a common height for single-storey dwelling.

CONCLUSION / PLANNING BALANCE

The proposed dwelling would harm the openness of the Green Belt and the character and appearance of the rural landscape. The applicant has been invited to further reduce the height of the dwelling, but has declined to do so.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Chris Johnston
Recommendation Date: 18.5.18

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council