DELEGATED DECISION REPORT

SMD/2018/0122	**SPRINGHILL FARM**	**AGRICULTURAL COWSHED**
Valid 21/03/2018	**BREACH LANE**	**BUILDING**
	UPPER TEAN	
		(FULL - MINOR)

MAIN ISSUES

- Green Belt
- Design
- Amenity

DESCRIPTION OF SITE

Green field setting on edge of existing progressively extended farmstead site. Location is the hamlet of Totmonslow with unrelated dwellings grouped around the head of Breach Lane at c.150m of the proposal site. Existing farm buildings used for housing livestock fall within this distance.

PROPOSAL

27m x 14m livestock building eaves 5.5m, ridge 7.5m partially open fronted to lower section of one long side, Yorkshire boarded above, otherwise concrete base wall with Yorkshire boarding above, some block work to make up levels into the ground slope.

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
R1 Rural diversification
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design; 9 – Protecting Green Belt Land

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

02/00400/FUL Change of use of farm buildings to storage and distribution units (use class B8) – refused

06/00904/FUL – Conversion of farm buildings to form 2 No. dwellings – refused

CONSULTATIONS

Publicity
Site Notice expiry date: 10th May 2018
Neighbour consultation period ends: 17th April 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Draycott in the Moors – None

Severn Trent Water
As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development
Policy SS6c is that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government Policy.

NPPF paragraphs 89 and 90 set out specific exceptions by which certain forms of development can be considered as being not inappropriate in the Green Belt. One of the exceptions is for "buildings for agriculture and forestry". Therefore the principle of development is acceptable.

Also applicable is Policy R1 that "all development in the rural areas" outside development boundaries will be assessed by balancing the extent to which it enhances the countryside and promotes rural diversification and facilitates economic activity. The policy goes on to state that "appropriate development should not harm the rural character and environmental quality of the area".

Design
The design is appropriate to the stated function and is consistent with commonly accepted designs for livestock buildings. Moreover there are other similar agricultural buildings in close proximity to the application site. As such the proposed building would relate well to the surrounding built form.

Amenity
No immediate near neighbours and no harm to visual amenity for any occupiers. Some likelihood of views of the roof from higher surroundings and it will be valuable to adopt a recessive roof colour finish such as slate blue / 'raven' (RAL 18B29).

The site is however within 400m of 'protected' buildings (eg. un-connected dwellings) a farm building for livestock housing cannot be PD and it is appropriate to consider closely the possible impacts on neighbour amenity in terms of potential odour or noise. With an evidently well established farmstead with a series of livestock buildings lying between the proposal and neighbours at 150m to the SSE the additional building is unlikely to bring noticeable additional effects.

A public footpath passes north through the farm yard and veers NE from which there will be views of the proposal. However this will be seen in the context of the existing range of buildings and will not appear out of place.

CONCLUSION / PLANNING BALANCE

The proposed development is acceptable in principle in Green Belt terms it is important also to consider the wider impacts on the rural landscape and countryside character. In this location which is not overly prominent in the wider countryside and is to some extent contained by rising ground to the near west / north west and given its attachment to an existing farmstead including an existing range of modern 20thC farm buildings (as well as older buildings) the proposal in terms of Policy R1 is found to satisfactorily meet the balance of farm business versus harm from further built development in the rural landscape.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 14th June 2018

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council