DELEGATED DECISION REPORT

DET/2018/0023 **Valid 19/06/2018**	**ABBEY FARM BARN** **ABBEY GREEN ROAD** **LEEK**	**PROPOSED PORTAL FRAMED OPEN SIDED BUILDING TO COVER AN EXISTING MUCK STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- Compliance with conditions under GPDO(2015) Part 6 Class A
- Siting
- Design
- External Appearance

DESCRIPTION OF SITE

A fairly compact series of 20thC steel-framed farm sheds have extended over a rectangular plan into field land east and south of the stone / brick and tile earlier more original farm buildings which are Listed.

The farm buildings are prominent in some views from public access land associated with Leek's Brough Park (Brough Park Fields) within 500m to the south where the land rises from the flats of the River Churnet valley.

The site is outside of the defined area of the Scheduled Ancient Monument but the implications for setting need to be considered as they do for the several Listed Buildings at the farm. The modern farm buildings to which the proposal would be an extension are in turn attached to Listed stone barns.

The farm is close to the edge of the defined flood plain of the River Churnet including zone 3 but the proposed extension does not fall within the zone.

PROPOSAL

A 19m x 15.2m steel framed building 7m to ridge and 5m to eaves attached on two sides with existing building range; open fronted to the long southerly elevation; concrete panelled to c.3m on the easterly elevation, open above. Roofed in 'slate blue' rib profiled sheeting.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

DC2 Landscape
DC3 Historic setting

National Planning Policy Framework
Paragraph(s) 1 to 14
Section(s) 6; 12; 15;16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is a very extensive planning history to Abbey Farm. In direct relation to the farm sheds closest to the proposal a series of consents have been granted over time for the gradual extension of the buildings range.

CONSULTATIONS

Publicity
Site Notice expiry date: 8th August 2018
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments
None

Town / Parish Comments
N/A

SMDC Conservation
No objection to the proposal. The additional shed will integrate with existing buildings and will not harm the setting of nearby Listed Buildings or setting of the Scheduled Monument.

Will any additional area of hardstanding or trackway be associated with this building?

Is there any opportunity to clad the gable end in timber to soften its appearance – or screen planting/bunding? I am aware that the number and size of these modern agricultural sheds is increasing and we should be looking to help mitigate their appearance in the landscape.

Historic England
No consultation required.

OFFICER COMMENTS

Principle of Development
No doubts at this site that this is a full working farm and eligible for development under part 6 Class A prior notice procedure.

Design/Siting/Appearance
Taking account of the Conservation Officer comments it is considered appropriate to request as a condition of the approval a scheme of landscaping to be submitted.

CONCLUSION / PLANNING BALANCE
As commented by the Conservation Officer the additional shed will integrate with existing buildings and will not harm the setting of nearby Listed Buildings or the setting of the Scheduled Monument. The proposal is therefore found acceptable in terms of siting, design and appearance. If a planting scheme could be secured to supplement the small mature tree stand nearby that would be helpful.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 9th August 2018

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council