**DELEGATED DECISION REPORT**

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| **SMD/2018/0384** | **STONE WALL FARM** | **PROPOSED AGRICULTURAL BUILDING** |
| **Valid 02/07/2018** | **WHITEHURST LANE DILHORNE** | |
| | | **(FULL - MINOR)** |

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## MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt
- 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 about a mile to the north of Dilhorne and within the Green Belt. It comprises part of a farm to the west of the bend on Whitehurst Lane and Bank Top Road, the latter which provides the access to the farm along a track heading south and past a separate dwelling, Springfields. The exact site is close to the farm entrance gates and immediately to the north of an existing large barn and a short distance to the west of the farmhouse. To the south of the large existing barn is a single-storey traditional barn with an approval for a dwelling conversion and also a small industrial/storage warehouse.

## PROPOSAL

This is a full planning application for a small agricultural storage building which would have floor dimensions of 5.7 x 5.0 metres and a max height of 4.1 metres. It would have Juniper green metal sheeting for both the walls and roof. It would be used for farm implement storage.

## RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

### Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas Strategy
DC1 Design Considerations

### National Planning Policy Framework (Revised July 2018)

Section 12 (Design) and 13 (Green Belts).

Emerging Staffordshire Moorlands Local Plan

*National Policy Guidance*

Paragraph 48 of the newly adopted NPPF states that:

> *"…decision-takers may also give weight to relevant policies in emerging plans according to:*
> - *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
> - *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
> - *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

*Local Plan process*

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was "sound". Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public will now be held this Autumn in order to determine whether the Local Plan is sound and legally compliant. Subject to the findings of the appointed inspector, the Local Plan is expected to be adopted in the Spring of 2019. At his point, it will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council's position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

*Emerging Policies*

The following policies are considered to be relevant to this application:

SS10 Rural Areas Strategy
DC1 Design Considerations

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

There have been no relevant or recent applications relating to the application site.

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 10.8.18
Neighbour consultation period ends: 10.8.18
Press Advert: N/A

**Public Comments**

None received.

**Town / Parish Comments**

No objection.

**Local Highways Authority**

No objection.

**SCC minerals and Waste Team**

No comments to make.

**Severn Trent**

No objection.

**OFFICER COMMENTS**

The recently revised NPPF maintains a restrictive approach to new buildings in the Green Belt in order to protect its openness and prevent urban sprawl. However, new agricultural buildings remain to amount to not being inappropriate development in the Green Belt. There has previously been a building on the exact site of similar design and dimensions as the one proposed and there is evidence of this on “streetview” images, aerial photo’s and OS maps. It would be dwarfed by the very large and high existing barn adjacent to it and would have a conventional farm storage building design and materials. It would not be prominent in the rural landscape or harm the character and appearance of the immediate surrounding area. It would also be a sufficient distance from dwellings outside of the farm property and avoid harm to residential amenity.

**CONCLUSION / PLANNING BALANCE**

The proposal is not inappropriate in the Green Belt and would not harm the visual or residential amenities of the area.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Chris Johnston**
**Recommendation Date: 28.8.18**

X

Signed by: Jane Colley

**On behalf of Staffordshire Moorlands District Council**