DELEGATED DECISION REPORT

SMD/2018/0430 **Valid 18/07/2018**	**BOTTOMLANE FARM** **BOTTOM LANE** **IPSTONES**	**PROPOSED LEAN-TO LIVESTOCK BUILDING** **(FULL - MINOR)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is part of Bottomhouse Farm (a cattle farm) in the open countryside about 2km to the north of Ipstones village and 150 metres to the west of B5053 Bottom Lane road which also provides the access to the farm via a farm track which also passes a separate dwelling not forming part of the farm property. The farm has 84 acres and 75 cattle.

PROPOSAL

This is a full planning application for a lean-to livestock building for the farm which would be placed against the north-west elevation of a much larger existing livestock building. It would have a footprint of 9.5 x 6.0 metres and an eaves height of 3.0 metres. Part of the existing roof slope of the existing building would be continued downwards to form the lean-to roof of the proposed building. It would provide additional calving pens and loose housing. The roof will comprise cement fibre sheeting to match the existing. The walls would comprise a concrete base with timber boarding above. A full application is required for the extension due to it being used for livestock and being close to a 'protected building' which in this case is a dwelling outside of the farm property.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS6c Other Rural Areas
SS7 Churnet Valley Strategy
DC1 – Design Considerations

National Planning Policy Framework (Revised July 2018)

Section 12 (Design).

<u>Emerging Staffordshire Moorlands Local Plan</u>

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
SS11 Churnet Valley Strategy
DC1 Design Considerations

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2018/0004. Part 6 Prior approval application for the proposed lean-to structure. Returned.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.18
Neighbour consultation period ends: 6.9.18
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Support.

OFFICER COMMENTS

The proposed extension for continuing livestock farming use is acceptable in this location within an existing farm within the countryside. As this is a small scale enlargement of an existing much larger livestock building, the impact on the character and appearance of the area and landscape would be minimal. It has been designed to blend in with the building in terms of the lean-to roof with matching materials. The use of timber boarding is proposed for the walls. The existing building is clad in very dark cladding so providing the timber boarding is dark-stained then it would blend in and harmonise with the building. The small enlargement of the building would not intensify any noise or odour impacts that could affect nearby residents outside of the farm complex and the nearest dwelling is to the other side of the farm buildings from where the proposed extension is to be located.

CONCLUSION / PLANNING BALANCE

The proposed farm building extension is acceptable in terms of its impact on the character, appearance and amenities of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12.9.18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council