Rob Duncan
Planning
Consultancy

Mr. A. Swithenbank
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

3rd September 2018

Dear Arne

PROPOSED ERECTION OF AGRICULTURAL BUILDING – LAND AT THE PINES, CAVERSWALL COMMON

On behalf of my client, Mr. J. Latham, I would be grateful if you would find enclosed a planning application for the erection of an agricultural building at the above site.

The application follows on from your pre-application discussions with my client, and proposes the erection of a building with a footprint of 7m x 10m, and standing to a ridge height of 4 metres. The application site lies within with the North Staffordshire Green Belt wherein new agricultural buildings are considered appropriate development. The building is to be used for the storage of agricultural implements associated with the applicant's agricultural use of the land. These implements include a tractor, mower and hay bailer. The applicant's land holding extends to some 2.8 hectares (7 acres) and it is proposed to cut the land for hay. A land holding of this size is readily capable of producing up to 700+ bails of hay per year which the applicant will then sell on. The proposed building will provide a safe and secure area in which to store the agricultural implements required to carry out this agricultural activity, and is not considered to be excessive for the size of the holding and the implements he needs to store.

The proposed building is of an appropriate scale to meet the agricultural requirements of the business, and owing to its proposed siting, and the presence of mature vegetation along the highway boundary, will not have a strident impact on the character and appearance of the surrounding area. The proposal furthermore adopts a simple portal frame form of construction and is to be clad in metal (Moorlands Green) which is typical of modern agricultural buildings, and which will relate well to the character of the surrounding area.

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Paragraph 83 of the NPPF states that planning should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings, and should furthermore enable the development and diversification of agricultural and other land based rural businesses. The proposed development accords with these objectives, and thus the provisions of paragraph 83 of the NPPF are considered to lend significant weight in support of the proposed development.

Taking all of these considerations into account I submit that the proposed development is consistent with the requirements of policies SS6c and R1 of the Staffordshire Moorlands Core Strategy DPD and policies set out within the National Planning Policy Framework. The Local Authority is therefore respectfully requested to grant planning permission for the proposed development.

I trust this proposal will be of interest, and should you have any queries or concerns in respect of this matter please do not hesitate to contact me.

Yours sincerely



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