Rob Duncan
Planning
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Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

3rd December 2018

Dear Ben

ERECTION OF AGRICULTURAL BUILDING – LAND AT HARVEYS LANE, KINGSLEY

On behalf of my client's Mr. & Mrs. Chadwick I would be grateful if you would find enclosed a planning application for the erection of a portal framed agricultural building at the above site.

The application site lies within the rural area, and is also designated as Green Belt. Policy SS6c of the Core Strategy supports development in the countryside which meets an essential local need and supports the rural diversification and sustainability of the rural area. Policy R1 of the Core Strategy adds that development in the rural areas outside of the development boundaries of the towns and villages will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilities economic activity, meets the rural community need and sustains the historic environment.

The applicants are established farmers, with a land holding that extends to some 3.7 hectares, with an additional 16 hectares available to them. The applicant proposes to manage the land to produce hay, and will utilise the building to provide hay storage and the storage of agricultural implements, including 3 tractors, bailer, and trailer. The size of the proposed building is considered appropriate having regard to its proposed use and the extent of the applicants land holding, and will constitute a sustainable form of agricultural development. Its siting close to the roadside is furthermore considered to reflect the character and development pattern of this immediate locality, in particular the cluster of buildings to the south which includes a building sited alongside the roadside. On approach to the site along Harveys Lane the building will be viewed against the backdrop of existing built development, and as a consequence its overall impact on the landscape will not be unduly

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significant. The proposed development is therefore considered to accord with the provisions of policies SS6c and R1 of the Staffordshire Moorlands Core Strategy.

The application site also lies within the North Staffordshire Green Belt wherein there is a presumption against the erection of new buildings. Paragraph 145 of the NPPF nevertheless identifies a list of exceptions, and this includes buildings for agriculture. The proposed building is to be used for agricultural purposes and therefore constitutes an appropriate form of development within the Green Belt in accordance with the provisions of paragraph 145 of the NPPF.

For the reasons outlined above it is considered that the proposal is an appropriate form of development in this Green Belt location, and is furthermore an appropriate use within the rural area. Consequentially the proposal accords with the provisions of policies SS6c and R1 of the Staffordshire Moorlands Core Strategy, and guidance contained within the National Planning Policy Framework.

I trust this proposal will be of interest but should you have any queries or concerns then I would welcome the opportunity to discuss them with you.

Yours sincerely

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