CHANDLER WATSON
CONSULTANCY

Planning Statement

Long Edge House
Pines Lane
Biddulph Park
ST8 7SP

February 2019

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This Planning Statement is submitted in support of a full retrospective planning application for the erection of an agricultural building for livestock accommodation

At Long Edge House, Pines Lane, Biddulph Park, ST8 7SP

The application site is owned by Mr P Stirk ('The Applicant')

INTRODUCTION

The Applicant has erected an agricultural building on his land following the urgent need to provide winter shelter for cattle kept on the smallholding. The application site has recently been purchased by the Applicant and this is the first type of livestock that he has owned, therefore he was unaware that planning permission was required in order to erect the agricultural building.

Our attention was drawn to the newly erected livestock shed upon a recent site visit and it was recommended to the applicant that retrospective planning permission was sought from Staffordshire Moorlands District Council in order to regularise the development and retain it.

Long Edge House is situated in Biddulph Park within the hamlet of Newtown and is surrounded by a number of neighbouring farms. The location of the application site is on the south side of the holding, which benefits from a screened position.

The land at Long Edge House extends to approximately 2.15 acres with 4 cattle and 3 ewes in total.

Scale

The maximum dimensions of the erected building measure 15ft (4.57m) width by 30ft (9.14m) length by 10 ft to the eaves level and a roof pitch of 9.5 degrees. The total floor area amounts to 450 sq. ft (42m^2).

Please see the accompanying scale site plans.

Design and External Appearance

The development has been handled sensitively to respect the visual amenity of the surrounding areas. The agricultural building is of wooden pole construction with natural green fibre cement sheet roof cladding. Vertical cladding consists of ventilated Yorkshire Boarding above 1m high natural finish concrete panels.

Please see the accompanying scale elevation plans and photographic evidence.

Access

The building will be accessed from a gateway leading from both field parcels SJ9061 7511 and SJ9061 7615.

Landscaping and residential amenity

The building has been sensitively placed in front of pre-existing natural screening to ensure that it will not have any detrimental impacts to the landscape or residential amenity of nearby properties.

It is considered that the site is a sufficient distance away from the farmhouse at Long Edge House and neighbouring properties and is sympathetic with the agricultural nature of the surrounding land.

Please refer to accompanying photographic evidence.

Agricultural Justification

The agricultural building was required in order to provide winter accommodation for the applicants' beef cattle, thus allowing the ground to recover and prevent undesirable poaching. There are no existing buildings on the holding suitable for loose cattle housing that would comply with Animal Health and Welfare regulations, thus presenting the need for this development.

According to the Agriculture and Horticulture Development Board for Beef, loose cattle housing space allowances for 400kg liveweight growing/finishing cattle and young stock require 4.90m^2 per head for bedding and loafing area.

In reference to the accompanying scale floor plans, the livestock housing area measures to approximately 26m^2. Therefore, with an average of 4 occupants per year this building will provide sufficient and compliant accommodation for the applicants' livestock.

In addition, the building is proposed to be used as a lambing shed in the Spring and a calving shed in September, thus presenting additional need for the regularisation and retention of this development.

PLANNING POLICY

According to Staffordshire Moorlands District Councils' Local Plan interactive map, it has been noted that the application site lies within the Green Belt.

Staffordshire Moorlands District Council Core Strategy (adopted 2014)

The application is subject to policies SS6, SS6c and R1 of the Core Strategy, which aim to strictly control development in rural areas, and restrictive policies relating to the protection of the Green Belt.

Policy SS6c supports the development of farm enterprises in accordance with policy R1. Policy R1 states that all proposed development in the rural areas will be assessed according to the extent to which it enhances the character, appearance and biodiversity of the countryside and should not harm the rural character and environmental quality of an area.

It is considered that this development accords with local policies due to its small-scale nature and unobtrusive appearance.

National Planning Policy Framework (adopted 2018)

Paragraph 145 of Chapter 13 within the new NPPF sets out the types of development which are not deemed to be inappropriate development in the Green Belt, and therefore acceptable in principle. Exceptions include "*(a) buildings for agriculture and forestry*".

The site has an Agricultural Holding Number (37/064/0696) and is a smallholding that consists of 2.15 acres of pasture land used for the keeping of livestock. As stated above and shown in accompanying floor plans, the building would be used for livestock occupancy and associated storage. As such, it is reasonable to consider that this proposal constitutes a 'building for agriculture' in line with part (a) to paragraph 145 of the NPPF.

CONCLUSION

In conclusion, the proposed application is considered to accord with the relevant policies of the SMDC Core Strategy, guidance contained within the National Planning Policy Framework and Animal Health & Welfare Regulations. It is suitably designed for agriculture on a smallholding unit and it is not considered that there would be any adverse impact to amenity. Therefore, the applicant respectfully seeks permission for the retention of this development.

Miss Amy L Turner BSc (Hons)

For and on behalf of Chandler Watson Consultancy

February 2019