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

28th March 2019

Dear Ben

ERECTION OF REPLACEMENT AGRICULTURAL BUILDING – ROSE BANK, MOORVILLE, CELLARHEAD

On behalf of my client, Miss. T. Bennett I would be grateful if you would find enclosed a planning application for the erection of a replacement agricultural building at the above site.

The application site lies within the Green Belt, wherein there is a presumption against the erection of new buildings. Paragraph 145 of the NPPF nevertheless identifies a number of exceptions, which includes buildings for agriculture, along with:

> *"the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces"*

The existing agricultural building on the site occupies a footprint of 104m^2 and stands to a ridge height of 5 metres. The proposed replacement building will also be used for agricultural purposes (implement and tractor store) and will occupy a modestly lesser footprint of 99m^2 and a lesser ridge height of 4.1 metres. The proposed replacement building will therefore be within the same use as the existing, and will be materially *smaller* than the building being replaced. The proposed development therefore constitutes an appropriate form of development within the Green Belt that accords with the provisions of paragraph 145 of the NPPF and policy SS6c of the Core Strategy.

The proposed development will also derive a material enhancement to the character and appearance of the surrounding area. The existing building is somewhat ramshackle in appearance and contributes little to the character and appearance of the area. The proposed replacement building will utilise a palette of materials that matches those on the adjacent building to the west

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(timber posts and blue cladding), which was granted retrospective permission under application SMD/2018/0014. The improved appearance derived from the replacement building, coupled with its lesser size, will derive a beneficial enhancement to the character and appearance of the surrounding area, and therefore accord with the aims and objectives of policies R1 and DC1 of the Core Strategy. I therefore submit that there is a compelling case for planning permission to be granted.

I trust this proposal will meet with your approval, but should you have any queries or concerns then I would welcome the opportunity to discuss them with you prior to the determination of the application.

Yours sincerely

Rob Duncan
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