DELEGATED DECISION REPORT

SMD/2019/0204 **Valid 01/04/2019**	**ROSE BANK LEEK ROAD** **MOORVILLE** **CELLARHEAD**	**ERECTION OF REPLACEMENT AGRICULTURAL BUILDING** **(FULL - MINOR)**

MAIN ISSUES
Would the development harm the Green Belt and result in any other harm? If so would there be any considerations that would outweigh the totality of that harm?

DESCRIPTION OF SITE
Semi detached dwelling in the Green Belt with a yard and collection of former farm buildings to the rear and adjacent. Both dwellings have long linear gardens to the rear. To the side of the dwelling the property has a grazing paddock and then at the rear there is a yard with a collection of farm buildings. The application relates to a dilapidated timber frame mono pitch shed clad in a mix of timber and metal sheet boards.

PROPOSAL
To replace the dilapidated shed with a slightly smaller mono pitch shed with a lower roof profile. The new shed would be steel frame with profile sheet cladding and roof. The shed would be used to store a tractor and agricultural implements.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)
S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6c Other Rural Areas
DC1 Design Considerations
DC3 Landscape
T1 Development and Sustainable Transport

National Planning Policy Framework
Section(s) 2 Delivering Sustainable Development; 4 Decision Making; 12 Achieving Well Designed Places; 13 Protecting Green Belt Land; 15 Protecting the natural environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SM.83.00069 Garaging of Coal Lorry and storage of bagged coal
SM.88.00307 Change of Use of old brick farm building for the cutting of wood, cutting of fence posts and the making of garden furniture. Approved.
SMD/2018/0013 Erection of Building to provide additional ancillary living accommodation. Approved.
SMD/2018/0014 Retention of Vehicle Repair Building. Approved.

SMD/2018/0015 Garage Outbuilding
SMD/2018/0352 Alterations to ancillary outbuilding. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 17th May 2019
Neighbour consultation period ends: 10th May 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Werrington PC: Awaited

OFFICER COMMENTS
The development would occur in the Green Belt where it would be inappropriate, and by definition harmful, unless it is provided for by one of the exceptions in the closed list at paragraph 145 or 146 of the NPPF. Two of those exceptions would be: a building for agriculture; and the replacement of a building where the new building would be in the same use and not materially larger.

The building that would be replaced is currently in agricultural use, it houses chickens. Although it is rather dilapidated and in poor condition it is sizeable and capable of repair without planning permission. The replacement building is required for agricultural storage and would be no larger, in fact slightly smaller, than the existing shed. The development would be therefore provided for by both of these exceptions and there would be no harm to the Green Belt.

From the exposed site peripheries to the east, the replacement building would present an elevation that is similar in form - the low side of a mono pitch roof. This elevation would be tidier and slightly smaller than that of the existing shed. The appearance of the site would not be adversely affected and a tidier elevation would bring some improvement in these respects. There would be no harm to the character and appearance of the area.

Given that the proposed building would be located in a similar position, in the same use and of slightly smaller dimensions than the existing building it is not considered that any additional amenity impacts are raised.

CONCLUSION / PLANNING BALANCE
The building for agriculture would replace an existing tatty shed there would be no harm to the Green Belt or the character and appearance of the area or residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 23/05/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council