Rob Duncan
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Mrs. L. Jackson
Development Services
Staffordshire Moorlands District Council
Stockwell Street
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ST13 6HQ

2nd September 2019

Dear Lisa

ERECTION OF HORTICULTURAL GREENHOUSE – LAND AT SADLERS COTTAGE, STOCKTON BROOK

I refer to your previous discussions with my client Mr. F. Williamson and would be grateful if you would find enclosed a planning application for the erection of a horticultural greenhouse on land to the south of Saddlers Cottage, Stockton Brook.

The application site lies within the North Staffordshire Green Belt wherein there is a presumption against the erection of new buildings, as set out in paragraph 145 of the National Planning Policy Framework (NPPF). These provisions are reflected within Policy SS6c of the Core Strategy. Paragraph 145 of the NPPF nevertheless identifies a list of exceptions, and this includes buildings to be used for the purposes of agriculture. Horticultural activities such as the growing of plants, vegetables, fruits etc. fall within the definition of agriculture as set out in the Town and Country Planning Act 1990 (As Amended), and the proposed greenhouse is to be used by the applicant solely for such purposes. The proposed development is therefore considered to constitute an appropriate form of development within the Green Belt, in accordance with the provisions of paragraph 145 of the NPPF and policy SS6c of the Core Strategy.

The application site is also located within the Caldon Canal Conservation Area, which constitutes a designated Heritage Asset. The parcel of land upon which the building is proposed to be erected is maintained as grass, and is enclosed behind a modest dry stone wall to its eastern and northern boundaries. An existing hedgerow separates the site from the canal which is located to the south of the site at a much lower level. A sluice gate is located to its immediate west, also at a lower level.

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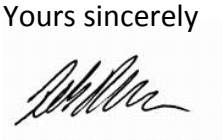
The scale, massing and design of the proposed greenhouse takes its cues from the small brick and tile sheds that are dotted along the Caldon Canal (see enclosed photographs). It comprises a simple, small-scale brick structure, with gabled Staffordshire Blue tiled roof. Glazing is proposed on the southern elevation and part of the eastern elevation in the interests of maintaining the traditional appearance of the building. In views from the nearby road the building will have an unassuming, simple appearance, and be viewed against the backdrop of The Stables to the west, thereby avoiding any significant adverse impacts to the character and appearance of the Conservation Area from such viewpoints. The southern and eastern elevations, whilst of a differing appearance to the other elevations, will have a simple, timber-framed appearance, thereby continuing the utilisation of traditional materials and maintaining the general form and scale of the building. Its timber / glazed elevations will be visible from the canal on approach from the west, but will not give rise to any material loss of significance to the Conservation Area as a heritage asset.

In reaching this conclusion I note that the adjacent property (The Stables) benefits from a wholly glazed link connecting it to its adjacent outbuilding, so the introduction of glazed elements would not be alien to the character of the area. It is therefore concluded that the proposed development will not derive any material adverse harm to the significance of the Conservation Area as a heritage asset, and is in accordance with the provisions of policy DC2 of the Core Strategy.

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

Yours sincerely



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