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

26th September 2019

Dear Ben

ERECTION OF AGRICULTURAL BUILDINGS – EAVES FARM, EAVES LANE, ARMSHEAD

On behalf of my client Mr. M. Shuker I would be grateful if you would find enclosed a planning application for the erection of two portal framed agricultural buildings at the above site.

The application site lies within the rural area, and is also designated as Green Belt. Within the Green Belt there is a presumption against the erection of new buildings, unless it is for one of the exceptions listed within paragraphs 145 or 146. The erection of buildings for agriculture is identified as an appropriate form of development within the Green Belt, and consequently the proposed development is considered to accord with the provisions of paragraph 145 of the NPPF.

Policy SS6c of the Core Strategy also 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 applicant is an established farmer, with a land holding that extends to some 87 acres, 45 of which are located at Eaves Farm, with the remainder at Bagnall and Caverswall. The applicant currently has an existing portal framed agricultural building on the site which is used for implement storage. There are also two further portal framed buildings located adjacent, but these are no longer fit for purpose, having poor ventilation, and have since been granted consent to be

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converted into livery stabling (SMD/2019/0388 refers). The applicant currently has a head of 90 cattle and intends to increase this up to 150-200. The proposed purpose built portal framed building to the northwest of the approved manege will be used to rear animals, and will provide sufficient space to facilitate the proposed increase in stocking levels. The applicant also has a requirement to provide under-cover storage for his hay, and this is to be accommodated within an open sided hay barn located in the broad position of a previous brick and tile agricultural building that was recently demolished.

The size of the proposed buildings are considered to be appropriate having regard to their proposed use and the extent of the applicants land holding, and will constitute a sustainable form of agricultural development. Both of the proposed buildings will be closely related to the existing cluster of buildings on the site, and will not appear as isolated or strident structures. The proposed palette of materials is also appropriate to this rural location. As a consequence, the proposed development will not have a significant adverse impact on the character and appearance of the landscape, and is therefore in accordance with the provisions of policies SS6c, R1, DC1 and DC3 of the Staffordshire Moorlands Core Strategy.

From a heritage perspective, the existing complex of farm buildings do not constitute heritage assets in their own right, nor do they lie within a Conservation Area. However, the adjacent farmhouse to the east comprises a Grade II Listed Building, and therefore constitutes a designated heritage asset. The proposed agricultural buildings are not considered likely to derive any material adverse harm to the setting of the Listed Building, as the building at the site frontage will have a not dissimilar impact to the previous agricultural building that historically occupied this site and was only recent demolished.

The area where that particular building is proposed is already used for the storage of hay bales, and the building will sit further to the west that the building which previously occupied the site. Consequently, the development is not considered likely to derive any material harm to the significance of the Listed Building as a heritage asset. The proposed livestock building is located to the northwest of the approved manege, and to the rear of the existing buildings that are to be converted to livery use. It will have no consequential adverse impact on the significance of the Listed Building as a heritage asset. The proposed development is therefore considered to accord with the provisions of policy DC2 of the Core Strategy.

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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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