**DELEGATED DECISION REPORT**

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| **SMD/2019/0229**<br>**Valid 09/04/2019** | **GOLDHURST FARM**<br>**HOLLINGTON ROAD**<br>**WINNOTHDALE** | **INSTALLATION OF GROUND SOURCE HEAT PUMP SYSTEM**<br><br>**(FULL - MINOR)** |

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## MAIN ISSUES

- Green Belt;
- Design, character and appearance

## DESCRIPTION OF SITE

This application relates to Goldhurst Farm, to the south of Hollington Toad. The comprises an operational farm and associated farm house, which is grade II listed. The works proposed relate to the installation of a ground source heat pump system which is to be located within an unused agricultural field to the north of Goldhurst Farm and associated plant which is to be located within an existing building on the site. The site is located within Countryside.

## PROPOSAL

Installation of 180kW heat pump system to replace existing LPG energy-system.

The ground collector is located below ground level within an agricultural field to the north east of the driveway that serves Goldhurst Farm. The ground source heat pump is located within an existing plant to the west of Goldhurst Farm.

## 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 Area Strategy
DC1 Design Considerations
R1 Rural Diversification
T1 Development and Sustainable Transport

### National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 16

## SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

## CONSULTATIONS

### Publicity

Site Notice expiry date: Expired
Neighbour consultation period ends: N/A
Press Advert: N/A

### Public Comments

No comments received.

### Town / Parish Comments

No comments received.

### Environmental Health

N/A

### Staffordshire County Council Highways

No comments received.

### Minerals and Waste

No comments to make.

## OFFICER COMMENTS

### Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policies SS1 and SS1a of the SMDC Core Strategy, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible enhancing the environment. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Policy SS6c relates to the other rural areas which fall outside of the development and infill boundaries of the towns and villages, as defined in the Site Allocations DPD. These areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Policy SS6c supports the diversification of existing farm enterprises, in accordance with policy R1 and seeks to ensure that renewable energy schemes are of an appropriate scale, type and location.

Policy R1 states that appropriate development should not harm the rural character an environmental quality of the area. Wherever possible development should be within suitably located buildings which are appropriate for conversion.

Policy DC3 states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by resisting development which would harm or be detrimental to the character of the local and wider landscape.

The ground collector is located below ground level and as such does not impact negatively on the landscape character of the site. The heat pump is located within an existing structure and also has no impact upon the prevailing landscape character.

**Impact on a Heritage Asset**

Policy DC1 refers to design and states that all new development should be of a high quality and designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through scale, density, layout, siting, landscaping, character and appearance.

Goldhurst Farm is Grade II Listed. In accordance with policy DC2 the Council will safeguard and, where possible, enhance the historic environment by resisting development would harm or be detrimental to the special character of interests of acknowledged importance; by promoting development which sustains, respects or enhances heritage assets; and, by preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse.

The proposed works relate to an agricultural field located to the north of Goldhurst Farm. Plant is to be located within an existing modern agricultural building to the north west of the listed building. Having considered these factors, in addition to the below ground location of the ground source collector, the development is not considered to cause harm to the historic integrity of the Grade II listed building.

**Amenity**

Core Strategy policy DC1 and paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Sufficient distance exists between the proposed works and nearest neighbouring property to not cause concern in this regard.

**CONCLUSION / PLANNING BALANCE**

This application is considered to accord with the relevant policies outlined in the Staffordshire Moorlands Core Strategy and National Planning Policy Framework.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 07.11.2019**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**