Rob Duncan
Planning
Consultancy

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

11th March 2020

Dear Ben

ERECTION OF AGRICULTURAL BUILDINGS – LAND AT RIDGEFIELDS FARM, CELLARHEAD

On behalf of my client Mrs. S. Shirley I would be grateful if you would find enclosed a planning application for the erection of an agricultural building 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 has a land holding that extends to some 8.3 hectares and her previous agricultural buildings were no longer suitable for purpose and were of a fairly poor structural condition. The Local Authority granted consent for those buildings to be demolished as part of its approval of a replacement dwelling adjacent to the site (SMD/2019/0049). The proposed building will be located to the east of the approved replacement dwelling and will be used to store agricultural implements

Rob Duncan BSc (Hons) MA MRTPI
T: 07779 783521
E: rob@robduncanplanning.co.uk
W: www.robduncanplanning.co.uk
A: 70 Ferndale Road, Lichfield,
Staffordshire, WS13 7DL

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and feed, and for lambing during the lambing season. The size of the building is appropriate having regard to its proposed use and the extent of the land holding and will constitute a sustainable form of agricultural development. The proposed palette of materials is acceptable and owing to the location of the building it will not appear dominant or intrusive within its rural surroundings. There also exists as established means of vehicular access to the site. The proposed development is therefore considered to accord with the provisions of policies SS6c, R1, DC1 and DC3 of the Staffordshire Moorlands Core Strategy.

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

Rob Duncan
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