DELEGATED DECISION REPORT

DET/2020/0039 **Valid 23/07/2020**	**NEW HOUSE FARM** **FROGHALL ROAD** **IPSTONES**	**PROPOSED ROOF COVER OVER AN EXISTING YARD, NESTLED BETWEEN EXISTING BUILDINGS ON ALL ELEVATIONS** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES
Is the prior approval required for the siting and appearance of the building required?

DESCRIPTION OF SITE
A group of farm sheds to the west of a Grade II listed farm house and barn.

Some of the sheds surround a yard area.

PROPOSAL
To create a new building with a roof covering that covers the yard between existing sheds. 13m by 55m.

OFFICER COMMENTS
This approach to building provision might successfully limit its impact, forming a grouping with others.

However, at this stage there are two points of concern:

The existing yard area appears in a recent aerial photograph to provide a sileage clamp and the necessary circulation space for loading and unloading. It is not clear whether this is no longer required or whether it will be displaced and relocated. Moreover the proposal lies close to New House Farmhouse and Barn, a Grade II listed buildings, whereby the development may affect their setting. As such further details are a required to demonstrate that there will be no adverse harm to the setting of the listed building

The applicant is stated as being somebody that does not live on the site and instead has a building fabrication business at a site addressed to Waterhouse. It is not clear what the applicant's interest is in the dairy farm.

Submission of further details and the prior approval of siting and appearance will provide opportunity to potentially resolve these enquiries.

CONCLUSION / PLANNING BALANCE

Prior Approval Required

OFFICER RECOMMENDATION : PRIOR APPROVAL REQUIRED

Case Officer: Ben Hurst
Recommendation Date: 20/08/2020

X 

Signed by: Jane Colley
On behalf of Staffordshire Moorlands District Council