DELEGATED DECISION REPORT

DET/2020/0048 **Valid 10/09/2020**	**LAND SOUTH WEST OF THE RICKYARD ASHBOURNE ROAD** **RUE HILL** **CAULDON LOW**	**AGRICULTURAL MACHINERY STORE** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES

- GPDO Schedule 2 Part 6 Class A;
- Siting;
- Design;
- External appearance

DESCRIPTION OF SITE

The application site is an open parcel of land on the southern side of the A52 Ashbourne Road opposite Rue Hill House and to the rear of a recently erected dwelling. Whilst being set back from the road the land is visually prominent due to the open and rural character of the area.

PROPOSAL

This is a Prior Notification application for the erection of an agricultural building and is a second application following on from application reference DET/2020/0020 where it was determined that the prior approval of the siting, design and external appearance of the building was required. No further details were submitted for the DET/2020/0020 application, the applicant's appearing to have decided that they would submit a fresh application.

Unlike the previous application there are now elevation and footprint drawings of the proposed building. The plans show a detached, four-bay, pitched roof building with a footprint of 12.6m (wide) x 7.5m (deep). The eaves would have a height of 2.3m and 2.8m with a ridge of 4m. The building would be clad with timber and have an anthracite grey, metal sheet roof.

The application form states that the building would be used as an agricultural machinery store. The applicant has confirmed (question 4 of the application form) that the building would not be used to house livestock, slurry or sewage sludge. The application is also accompanied by a site notice which the agent says has been displayed at the site in order to trigger the Council's consideration of siting, design and external appearance.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan – Submission Version February 2018 (including analysis of Main Modifications if relevant).

Full council voted to adopt the new Staffordshire Moorlands Local Plan on 9th September 2020.

SS1 Development Principles
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting

Supplementary Planning Guidance (Design Principles for Development in the Staffordshire Moorlands)

1. Agricultural Buildings

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections:

2: Achieving sustainable development
12: Achieving well-designed places
15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2020/0020 Prior approval for a proposes steel frame, timber clad agricultural building. Decision = Prior approval of the siting, design and external appearance of the building is required.

CONSULTATIONS

Publicity

Public Comments: No representations received.

Cotton Parish Council: No representations.

OFFICER COMMENTS

Part 6 'Agricultural and Forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows (subject to compliance with the relevant criteria) for the erection of agricultural buildings providing that they are 'reasonably necessary for the purposes of agriculture within that unit.' If the development does not pass that test it is not permitted at all under this process and a full Planning application should be made.

The accompanying Planning Support Statement informs that the applicants operate their farming business (cattle and other livestock breeding) on over 103.5 hectares within Staffordshire. From the address given on the application form it is clear to see that this parcel

of land is remote from the main farmstead, a satellite parcel of land. It is understood that the applicants have farmed for over 40 years and the statement confirms that a building in this location would provide secure storage for machinery, equipment and feed. The Statement also advances the justification that the 'potential traffic movements to and from the site will be reduced to avoid the moving of machinery and equipment on and off the site.'

The application form states that the parcel of land on which the building to be erected is not less than 1 hectare in size. No plans have been submitted to show the full extent of land ownership at this site therefore it has not been demonstrated that this proposal does actually comply with the Part 6 allowances. This was a point picked up during the determination of the DET/2020/0020 application.

Matters to consider are those of siting, design and external appearance. There are no real objections to the design and external appearance of the building. For an agricultural building, the proposed structure is modestly sized, uses appropriate materials and is of a simple shape, nothing about the design/external appearance of it is particularly unusual. However, the proposed siting causes concerns due to the close proximity to the immediately adjacent dwelling. The submitted plans show that the proposed agricultural building would be sited to the south of the adjacent dwelling and extremely close to the dwelling boundary. The proposed elevations show the 4 bay openings being within the northern facing elevation, directly overlooking and opening onto the land belonging to the recently constructed neighbouring dwelling. The approved plans for the adjacent dwelling show that windows and doors within the southern facing elevation serve a utility, wc, master bedroom and a second bedroom. Whilst the agricultural building would not directly overlook these windows it is still unneighbourly in the sense that agricultural noise/comings and goings would be concentrated so close to the boundary. Even if the openings were within the southern facing elevation, the building would attract increased machinery usage close to a residential boundary. Neighbour amenity impact was raised as a potential concern during consideration of the previous application, where officers noted that additional information may assist in addressing any amenity concerns. There would be little space on the boundary for landscaping or boundary treatment and the building would have an overshadowing and overbearing impact on the part of the curtilage to the west of the dwelling and from the windows of bedroom 3 in the west elevation. This application does not demonstrate that the proposal would have acceptable neighbour amenity impact.

CONCLUSION / PLANNING BALANCE

The erection of an agricultural building so close to a boundary shared with a domestic dwelling has the potential to be unacceptably unneighbourly. Whilst it is recognised that the application field has an 'agricultural' use, within which agricultural machinery could be operated, the erection of a building in the proposed location would concentrate the operations/noise/comings and goings of the agricultural use close to a domestic dwelling which would be unneighbourly.

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Jackson
Recommendation Date: 08/10/2020.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council