DELEGATED DECISION REPORT

DET/2020/0058 **Valid 17/11/2020**	**19 CONGLETON ROAD** **MOW COP**	**PROPOSED FARM MACHINERY/IMPLEMENT STORAGE UNIT** **(AGRICULTURAL/FORESTRY DETERMINATION)**

MAIN ISSUES
Is the Prior Approval required for the siting and appearance of the proposed unit? Also, is the development in any event permitted by Part 6 of the GPDO?

DESCRIPTION OF SITE
Small parcel of land, less than 1 ha (0.7ha) adjoining the residential dwelling at 19 Congleton Road. In the Green Belt and 'Ancient Slope and Valley Farmlands' landscape character type.

High Sloping ground toward the Mow Cop Ridge Line, above Congleton Road and the valley slope below to the east. A clump of coniferous planting near to the proposed siting.

PROPOSAL
To build a large shed for implement and machinery storage on the high rising ground above Congleton Road to the south of the dwelling. Steel Frame, concrete block base, timber board walls, and sheet roof. 18m long, 9m wide and 4m high to ridge. The gable end would present to the road below. Plans shows the unit to be built on a pan flat ground level with no details of any cut or fill. No details of existing agricultural requirements provided.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATION RESPONSES

Staffs Police
The submission of the above planning application is noted. Isolated rural buildings housing farm machinery, maintenance equipment, implements etc can be lucrative targets for both opportunistic and organised groups of offenders. The applicant would do well to ensure that a high level of security is provided for this building, particularly when it comes to securing the double doors through which offenders would need to remove any substantial items.

OFFICER COMMENTS
The gable end of the building would appear somewhere in the vicinity of that clump of planting in the streetview photograph. It's on rising high ground with a sloping gradient,

above the road and the valley below to the east, yet the plan shows the building to be provided on pan flat ground with no details of cut or fill provided. It would also be near to and in front of Snow Drop Cottage, the nearest dwelling. It would also appear that the building would be rather isolated with no relationship to existing buildings.

Levels and cross section plans would supplement those plans already provided and give opportunity to assess how it would appear in the landscape and whether it would be most appropriately located with this siting.



The development would not be permitted because the proposal is to erect a new unit on a separate parcel of less than 1ha. It is also not obvious that the development is reasonably required for agriculture, no details provided to explain existing activity or requirements. It may be coincidental but this 2019 Streetview pic shows a collection of non-agricultural construction vehicles in the dwelling's yard, it could be that there are ulterior motives for the provision of this building.



The comments of the Staffordshire Police are noted. Any submission for proprio approval could be incorporate the security measures suggested.

CONCLUSION / PLANNING BALANCE

Not permitted development on this separate parcel that is less than 1ha.
Prior approval of siting and appearance would be required in any event.

OFFICER RECOMMENDATION : PNREQ

Case Officer: Ben Hurst
Recommendation Date: 15/12/2020

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council