

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

22nd March 2021

Dear Ben

ERECTION OF AGRICULTURAL FORAGE BUILDING – OVERTON FARM, FOLE LANE, HOLLINGTON

On behalf of my client Mr. J. Bloor, I would be grateful if you would find enclosed a full planning application for the erection of an agricultural forage building at the above site.

The application follows on from the withdrawal of DET/2020/0024 which had proposed the erection of an agricultural forage building on the site under the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended). That application was withdrawn after the Local Authority concluded that the holding was not solely in agricultural use, owing to some of the existing buildings on the site being used for commercial purposes.

The application proposes the erection of a forage storage building attached to the western end of an existing forage building on the site and is to be used to provide additional forage storage space. The proposed extensions will occupy a footprint of 485 square metres and will be constructed from a portal frame with a fibre cement roof and will be open sided in nature. The building is to be used for the storage of forage that is grown on the applicants 650 acres land holding (registered under Agricultural Holding Number 370180012). The forage stored in the building will be then used as feed for the applicant's herd of cattle, which ranges in size between 200 – 400 animals.

Policy SS10 of the Local Plan confirms that the rural areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved by, amongst other measures, enabling the limited expansion or development of business for employment uses where a rural location can be justified.

In this particular case the applicant has a long established agricultural enterprise, with a sizeable land holding and large head of cattle. The proposed building will provide essential storage for forage grown on the holding which in turn is then used for feeding the animals. This is a recognised agricultural practice and one which will enhance the sustainability of the existing agricultural business. The proposed building is therefore firmly in accordance with policy SS10 of the Local Plan.

In terms of visual impact considerations, the principal views of the Overton Farm farmyard are from the south along Fole Lane, and from public footpath Checkley 34 to the north. The proposed building is to be located to the rear of the farmyard along its northern boundary and will have a typical agrarian appearance. The building will not stand any taller than the existing building to which it will be attached, and its open sided nature will serve to reduce the visual impact of the development and assimilate it with its farmyard surroundings.

In views from Fole Lane the building will be set behind a range of taller, more visually dominant agricultural buildings, with recently approved stables and detached triple garage located in front of them. In such views the building will not be perceptible. In views from public footpath Checkley 34, the building will be seen against the backdrop of the existing buildings on the site, to which this building will have a close physical association, and consequently will not appear strident or incongruous within its surroundings. The presence of an existing planting bund to its north will also serve to soften views of the building and help to anchor it into its surroundings. The proposed development will consequently not derive any conflict with policies DC1 and DC3 of the Local Plan.

Having regard to the considerations set out above it is concluded that the proposal is in full accordance with policies SS10, DC1 and DC3 of the Local Plan and that consequently there is a compelling case for planning permission to be granted for the proposed development.

I trust this proposal will be of interest and should you have any queries or concerns with the application then please do not hesitate to contact me.

Yours sincerely



Rob Duncan
Planning Consultant

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