

DELEGATED DECISION REPORT

SMD/2021/0199
Valid 23/03/2021

**OVERTON FARM FOLE
LANE
OVERTON
HOLLINGTON**

**ERECTION OF
AGRICULTURAL FORAGE
BUILDING

(FULL - MINOR)**

MAIN ISSUES

Impact on the character and appearance of the landscape

DESCRIPTION OF SITE

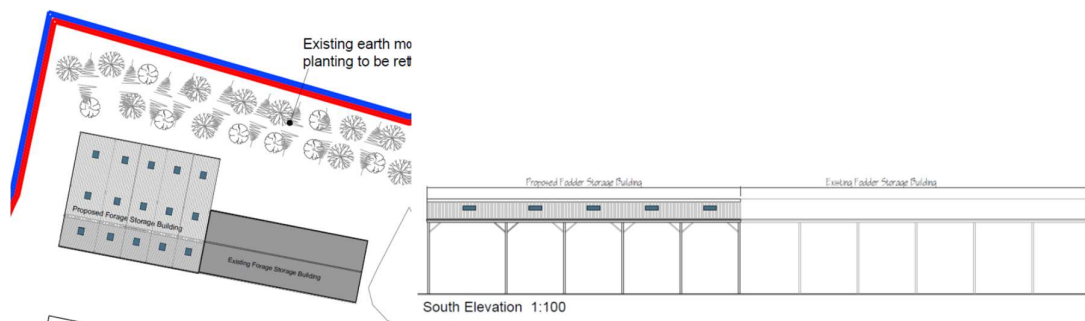
Premises are surrounded by open farmland countryside. They are in an 'other rural area' beyond the smaller village of Hollington. A 130m track runs from Fole Lane to the farm house and behind the farm house to the north is a range of farm sheds.

A fork from the access to the east joins up to what appears to be a customer carpark which does not appear to benefit from planning permission.

PROPOSAL

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 building would adjoin and continue the run of the existing building to the west.

The new building would be 20m by 24m with a maximum ridge height of 7.5 metres. The building would be open fronted with steel sanctions, cladding and fibre cement sheet roofing. The building would have a full pitch roof with a lean to catslide running off to the north and rear, up to the inside edge of an existing landscaped bund.



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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character Impacts
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2020/0024 Fodder Storage Building. Prior Approval required and not permitted. Withdrawn.

SMD/2021/0198 Extension at rear of existing fodder store building. Pending.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th May 2021

Neighbour consultation period ends: 11th May 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Parish Council: Awaited

OFFICER COMMENTS

Principle of Development

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.

Generally modern agricultural buildings will have some notable impact on landscape, in varying degrees dependent on the circumstances in each case, but it is acknowledged that such buildings are essential to the countryside and to the nation's food supply with economic or employment benefit outweighing any harm.

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 in accordance with policy SS10 of the Local Plan.

Impact on character and appearance

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 landscaped bund to its north, planted with a mix of bushes, including laurel which although not native would become quickly green and bushy and from distance only help to soften its impact and assimilate the building into the landscape. In these regards the local landscape would be protected, and the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the landscape. The proposed development will consequently not derive any conflict with policies DC1 and DC3 of the Local Plan.

There are no neighbouring dwellings which would be harmed as a result of the proposals and vehicular access would be taken via the existing road. Neither residential amenity or highway safety is a constraint to the development.

CONCLUSION / PLANNING BALANCE

Having regard to the considerations set out above it is concluded that the proposal is in accordance with, and the development would not conflict with policies SS10, DC1 and DC3 of the Local Plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 18/05/2021

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council