

DELEGATED DECISION REPORT

SMD/2021/0198
Valid 23/03/2021

OVERTON FARM FOLE
LANE
OVERTON
HOLLINGTON

ERECTION OF LEAN-TO
AGRICULTURAL FORAGE
BUILDING

(FULL - MINOR)

MAIN ISSUES

Impact on the landscape and the character and appearance of the area

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

To erect a lean-to agricultural forage storage building. The building would be portal frame with open sided elevations and a fibre cement roof.

The new building would be 9m by 27m, with a mono pitch lean to roof that would run into the pitched roof of the existing storage building. The new structure would be added to the northern, outside edge of the existing building, filling the space between the long side of the building and an existing landscaped earth bund.

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 That application was withdrawn after the Local Authority concluded that the holding was not solely in agricultural use, owing to some of the existing buildings on the site being used for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, and that consequently the proposal did not amount to Permitted Development.

The application proposes to extend an existing forage storage building on the site to its north to provide additional forage storage space. The proposed extension will occupy a footprint of 254 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

Local Plan Development Plan Document (Adopted 2014)

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

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2020/0024 Forage Storage Building. Prior Approval Required not permitted (withdrawn)

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 (650 acres) 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 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 stand lower than the ridge height of the building to which it is attached, and its open sided nature will serve to further reduce its visual impact.

In views from Fole Lane the building will be set behind a range of taller, more visually dominant agricultural buildings, including the building to which it will be attached, and in such views will not be perceptible. In views from public footpath Checkley 34, the building will be seen against the backdrop of the existing buildings to which it will be attached and have a close physical association.

Consequently, the proposed extension to the building will not appear incongruous within its surroundings. The presence of an existing landscaped bund 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 in close proximity to the site 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 are 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