

DELEGATED DECISION REPORT

DET/2021/0011
Valid 30/03/2021

FELTHOUSE FARM
CHEADLE ROAD
STAFFORDSHIRE
MOORLANDS
CHEDDLETON

FORESTRY BUILDING

**(AGRICULTURAL/FORESTRY
DETERMINATION)**

MAIN ISSUES

Whether or not the siting, design and external appearance of the proposed building is acceptable.

DESCRIPTION OF SITE

The site lies on the John Pointon's and Son's estate (specialising in agricultural businesses) in the countryside to the south of Cheddleton village in an area of open fields and woodland and a short distance to the north-east of the John Pointon's works buildings. It has a separate access to those works, off Cheadle Road (A520) to the west. The site is part of Felthouse Farm which comprises a number of farm buildings close to the site, to the east and also to the south where there are also a small number of listed buildings. The site itself is on open land and borders woodland to the west.

PROPOSAL

The application is an application for prior approval of siting design and external appearance for a forestry-related building, after the Council had previously indicated that it wished to approve these details. . The supporting information states the estate has 540 hectares, 121 hectares of which is woodland. The document states, the applicant seeks to increase and improve the forestry operation of the estate to enable a biomass enterprise and that the biomass enterprise will allow them to take the raw woodland material, dry and process it and be sold to consumers to produce renewable energy. The proposed building is required to provide storage of 'wet' organic matter, an area to accommodate drying floors, and a store for the dry organic matter. The building's proposed layout provides space for the timber to be moved from each part of the building by large machinery such as telehandlers, tractors with front loaders and trailers.

The building would have a modern portal frame warehouse/farm storage building form and appearance and with a footprint of 85.3 x 26.3 metres, an eaves height of 7.6 metres and a ridge height of 11.1 metres. It would have walls of green profiled metal sheets above a concrete plinth and a green metal profiled sheet roof. It would be placed close to and parallel with an agricultural building of similar footprint.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No planning history directly relevant to the case.

CONSULTATIONS

Publicity

Site Notice expiry date: 25.5.21

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

Due to the scale of the building, it was determined on 27th April 2021 that Prior Approval was required for the development. The applicant was also requested to submit a wider site plan to show the land holdings available for the provision of the wood to be used for the biomass building. This has been received and shows significant areas of woodland within the applicants control close to the application site.

It is considered that the scale of the building is not excessive for the purposes of providing a biomass enterprise using the 121 hectares of woodland under the applicants control.

Furthermore in terms of overall siting, design and appearance, the building would be well screened in the landscape, lying between woodland immediately to the west and an existing building of a very similar scale, length, form, height and colour of materials immediately to the east. There are much larger buildings further up the slope at the factory site which was formerly "Pointons". To the north, only the narrow gable end would be easily visible but only from long range views.

The building would have an appropriate dark green finish and the form of the building for its purpose is also appropriate and similar to other buildings in the area. It would be screened from older farm buildings (heritage assets) to the south-east by the existing building next to the site.

CONCLUSION

It is considered that the siting, design and appearance of the building is acceptable and therefore it is recommended that Approval is given for the details of the building under Class E of Part 6 of the GPDO and can be built therefore under permitted development.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 24/06/2021

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council