

DELEGATED DECISION REPORT

SMD/2021/0366
Valid 03/06/2021

ROSE COTTAGE FARM
67 BROOKFIELDS ROAD
IPSTONES

FIELD SHELTER FOR CATTLE
(3-4)

(FULL - MINOR)

MAIN ISSUES

- Impact on the character and appearance of the surrounding area, including a Site of Biological Importance.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Impact on existing trees.
- Impact on Coal Mining Legacy.

DESCRIPTION OF SITE

The application site comprises a field to the east of the applicant's dwellinghouse. The field is accessed via a driveway off Brookfields Road to the south that leads to a parking and turning area associated with the dwellinghouse. The access into the field is via a five-bar gate in the southeastern corner of the parking and turning area. The field rises from south to north and is currently used for the grazing of cattle.

The application site is located in the Open Countryside and forms part of a Site of Biological Importance (SBI) and a Coal Development High Risk Area.

PROPOSAL

Full planning permission is sought for the erection of a field shelter for cattle.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

- SS1 Development Principles
 - 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- T1 Development and Sustainable Transport
- SD1 Sustainable Use of Resources
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodlands and Hedgerows

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 20/07/2021
Neighbour consultation period ends: N/A
Press Advert: 21/07/2021

Public Comments: None

Town / Parish Comments: Ipstones Parish Council voted in favour of supporting approval of the application.

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

The Coal Authority: The Coal Authority's information indicates that the site of the proposed field shelter lies close to an outcropping coal seam in an area where historic unrecorded coal mining activity is likely to have taken place at shallow depth.

We note that the proposed field shelter will be small scale, of single storey form and of relatively lightweight construction. It does not appear that the structure will require substantial foundations or earthworks. On this basis we do not consider that requiring a Coal Mining Risk Assessment would be proportionate to the scale and nature of the development proposed in this particular case and do not object to this planning application. However, the Coal Authority does recommend that, should planning permission be granted for this proposal, an Informative Note is attached to any approval.

Natural England: Refers the Local Planning Authority to Standing Advice and states that the lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

The field is located within the Open Countryside, whereby policy SS10 is applicable. A field shelter to support the existing cattle that utilise the field is a type of development that has an essential need to be located in the Open Countryside and constitutes diversification of an existing farming enterprise. The proposed building is small in scale and sited so as not to adversely affect the character of the surrounding landscape. It is for these reasons that the principle of a field shelter is considered acceptable and will comply with policy SS10 of the Local Plan (2020).

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

The proposed field shelter will measure 5.1m x 6m, with an eaves height of 2.1m and a ridge height of 2.55m. It will have a mono-pitch roof with an overhang to the front elevation and will be higher at the front and lower at the back. It will be constructed of timber supports with profile steel panelled walls with tanalised Larch within the apex and corrugated steel panels to the roof. The walls will be juniper green and the roof olive green. The front of the shelter will be left open.

The field shelter will be sited where an existing holding pen is located within the field and it will utilise the existing timber posts. It will be sited alongside the western boundary of the field, adjacent to an existing woodland. The use of green to both the walls and roof with Larch boarding in-between will help the structure to blend into the adjacent woodland.

The field rises from south to north and therefore the proposed field shelter will not be visible from the north due to the brow of the hill and it will be screened by the existing trees and field hedges to the south, west and east. The proposed field shelter, given its scale, siting and materials, will not be prominent within the landscape nor detract from the surrounding rural character.

It is for these reasons that the design of the proposed development is considered to comply with policies DC1 and DC3 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest residential property to the application site, other than the applicant's house, is Brook Cottage that is located approximately 40 metres to the southwest. Brook Cottage is located on a significantly lower ground level than the proposed field shelter and is heavily screened by existing hedges and trees. Due to the scale and siting of the proposed field shelter and the limited number of cattle that will use it, it is not considered that it will have a detrimental effect on neighbouring amenity.

It is for these reasons that the proposed development will have an acceptable impact on amenity and will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

No changes are proposed to the existing access onto Broadfields Road, nor to the access into the field from the existing parking and turning area. Cattle already occupy the field and therefore there will be no change in the comings and goings of farm vehicles to and from the field. It is therefore not considered that the proposed development will have a detrimental effect on highway safety. The development will therefore comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

Other Considerations

The building will utilise the existing timber supports of the existing holding pen and therefore there will be minimal or no impact on the adjacent woodland from the

proposed development. The proposed development will therefore comply with policy NE2 of the Local Plan (2020).

The application site forms part of a Site of Biological Importance (SBI). The field is currently used for the grazing of cattle (which is mentioned within the SBI description), the number of cattle will not alter and the development is small in scale and will be sited where an existing holding pen is located. The proposed development will therefore not have a detrimental effect on the existing SBI and it will comply with policy NE1 of the Local Plan (2020).

The application site falls within a Coal Development High Risk Area. The Coal Authority were consulted as part of the application process and they raise no objection to the proposed field shelter subject to the inclusion of an Informative on the Decision Notice should permission be granted. The proposed development will therefore comply with policy SD1 of the Local Plan (2020).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021). As such, the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry

Recommendation Date: 28/07/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council