

DELEGATED DECISION REPORT

SMD/2021/0355
Valid 01/06/2021

WHITE CHIMNEYS
BRADSHAW LANE
IPSTONES

PROPOSED PORTAL FRAME
AGRICULTURAL BUILDING
USED FOR THE PURPOSES
OF HOUSING LIVESTOCK.

(FULL - MINOR)

MAIN ISSUES

- Landscape character and appearance
- Agricultural justification

DESCRIPTION OF SITE

White Chimneys is a much altered and enlarged detached residence originating from a pre-1900 building. The situation is rural on a broad generally flat ridge top with shallow undulations. The nearest neighbour is at 280m with the two next nearest being at 350m in opposite directions.

The applicant has an agricultural holding number (CPH37/062/0268) and is currently running a flock of some 42 sheep (animal health registration / flock number details have been provided) and 15 head of cattle on some 50 hectares of the surrounding fields in the applicant's ownership and/or lease.

The house is on the south side of Bradshaw Lane with extensive driveway, parking and garden to the lane side. West of this and parallel to the lane a gravel surfaced yard area has been formed within former field land and in 2017 consent was granted following prior notification for a general purpose agricultural store, now built (36m x 12.6m in the approved plan with 4m eaves and c.6m ridge.

PROPOSAL

To the west again of the 2017 building and at right angles or end-on to it, the proposal now is to erect an open-fronted livestock building facing south 30m in length by 15m in width (including c.1m roof canopy overhang). The heights would be 3.7m at the eaves and 5.2m at the ridge.

A design and access statement accompanies the application and gives details of the farming ambitions at the premises.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2017/0029 - proposed agricultural building for feed, machinery and implements
– approval required – approved – now built (nb revised plan)

SMD/2020/0374 – proposed agricultural building for housing livestock – withdrawn

Otherwise no planning applications at White Chimneys beyond those for alterations at the domestic residence.

CONSULTATIONS

Publicity

Site Notice expiry date: 18th July 2021

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Ipstones Parish Council – voted in favour of support

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

Staffordshire County Council Highways

No objections / no conditions

OFFICER COMMENTS**Principle of Development**

Policy SS10 for the rural areas is that:

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

This proposal would be supported in principle by SS10 as a building essential in the countryside as it would support a land use dependent upon a countryside location and in turn part and parcel of sustainability of the rural areas. However, it may be noted that the development does not strictly fall in any of the subsections by which the policy says it is to be achieved. The potentially relevant section is SS10(2) but this proposal is not an employment use within the meaning of that section nor is it about farm diversification as normally understood by the term although the Local Plan glossary definition of 'Rural Diversification' could be read as giving some wider scope that may cover the proposal if it is regarded as an enterprise extension of existing farm activity.

Need

Fifteen pedigree Hereford heifers have been purchased to form the basis of a breeding herd and it is principally for these that the building is needed as winter housing. The building will also provide covered muck handling and storage providing environmental benefits rather than out-moded outside storage affected by rain water. The application states that the applicant has some 50 acres being farmed here and 42 head of sheep by the applicant.

An earlier application SMD/2021/0374 was withdrawn after the LPA expressed concern that the proposal could not be justified in view of the recent new building of similar size built following DET/2017/0029 but which was recently found not to be in full agricultural use and instead serving in part as ancillary domestic storage. The 2017 building was approved to 4.5m at the eaves and 6m at the ridge on amended plans. The 2017 decision report shows the earlier building was appropriate to this holding for fodder, machinery storage and spring lambing use.

The present proposal is a different building design with open fronted to the south in order to house wintering cattle as well as provide manure handling and storage.

The LPA found the 2017 building in similar mixed, not purely agricultural use as noted earlier with the withdrawn 2020 proposal but a summer purchase for bedding straw has recently been made and this is now stored in part of the building ready for winter use.

Design

The building would be c.3.6m to the eaves and 5.2 to the ridge therefore closely similar to the existing 2017 building and not excessive in height – appropriate to a livestock building. Materials of timber ‘Yorkshire boarding’ over concrete panel base walls and roof of cement fibre board and 20 % sky lights stated to be finished in a ‘natural colour’. On this point the roof colour needs to be darker to reduce conspicuousness and reflective glare and a condition should be attached to amend and control this.

The LPA has discussed landscape impact as the building significantly extends the spread of development at these premises with prominence from Bradshaw Lane. A landscaping proposal has been submitted (23.08.2021) and a condition should be attached to govern its implementation.

Amenity

No issues of neighbour amenity would arise as the nearest neighbour is 260m to the NW or 340m to the east.

Highway Safety

No issues arise and the proposals would utilise the existing access.

CONCLUSION / PLANNING BALANCE

Regarding the LPA concern with the withdrawn 2020 scheme, this new amended proposal is now clearly designed for livestock housing. LPA concern about the under use and non-agricultural use of the 2017 building does appear to have been justified. The underlying 2017 justification does however remain valid. Ultimately if it is not or were not used agriculturally a planning enforcement issue would arise. It is not however a building readily converted to the functions of the present proposal and anyway a new storage need would be created.

The applicant's carefully considered landscape plan will help address the other significant concern about the spread of development into fields and landscape impact.

OFFICER RECOMMENDATION : **Approve subject to landscape planting condition**

Case Officer: Arne Swithenbank

Recommendation Date: 25th August 2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council