

DELEGATED DECISION REPORT

DET/2021/0030
Valid 19/08/2021

SPRINKS FARM
DINGLE LANE
RUSHTON SPENCER

PURPOSE BUILT PORTAL
FRAME MACHINERY AND
FODDER STORE

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Eligibility under FPDO(2015) Part 6
- Siting
- Design
- External appearance

DESCRIPTION OF SITE

Rural field in relatively remote stand-alone situation some 200m SE of the main farm buildings.

The location is relatively secluded due to topography being at the lower end of a field which slopes down from the farm with an adjacent wooded clough and rising bluffs beyond. There are few nearby public vantage points.

PROPOSAL

The building would be c.23m in length x 13m with eaves to 3.5m and a 5m high roof ridge; walls in concrete panels to 2 metres in height with Yorkshire boarding thereafter. Following LPA communication with the agent by e-mail the application has been amended (2nd Sept 2021) to propose a roof finished in colour 'slate grey'.

The proposal is for fodder and machine storage to service an established dairy herd comprising 100 milking cows with 100 followers.

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
- 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; 7 – 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 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

None

CONSULTATIONS

Publicity

None due to being a prior notification under Part 6

OFFICER COMMENTS

Principle of Development

Notwithstanding the Green Belt location, as a Part 6 prior notification the development is subject to assessment only if the LPA deems this to be necessary and then on the specific matters of siting, design and external appearance.

The LPA can be satisfied that the application is eligible for determination as a Part 6 prior notice as this is a functioning dairy farm.

Siting

The siting of the building somewhat away from the existing farmstead (by c.200m) has been discussed with the agent but is understood and can be accepted as being necessary and an appropriate response to the farmstead's situation on a restricted area of level ground to which further development would be likely to compromise the access and use of the buildings and/ or the amenities of the farm dwelling and potentially an adjacent unrelated farm dwelling c.60m to the SW.

The agent commented that the proposed location is already used as a yard area and is more central to the mowing land to get the fodder into storage more easily during harvest.

Design and external appearance

This is a moderately scaled building that is not excessive in height and the choice of timber boarding above concrete panel base walls along – importantly – with a dark colour finished roof make this an appropriately designed rural farm building that is therefore acceptable in design and external appearance.

CONCLUSION / PLANNING BALANCE

For the reasons discussed the siting, design and external appearance are found acceptable on the basis of the information supplied and further determination is therefore not necessary. As noted, there are no doubts as to the eligibility of the proposal under Part 6 in service of a functioning dairy farm. It is therefore recommended that prior approval is not required.

OFFICER RECOMMENDATION : **Prior approval not required**

Case Officer: Arne Swithenbank

Recommendation Date: 16th Sept 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council