

Mr. B. Haywood
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

16th September 2021

Dear Ben

ERECTION OF AGRICULTURAL BUILDING – LAND AT MALTHOUSE FARM, WESTON COYNEY

On behalf of my client Mr. L. Shuker I would be grateful if you would find enclosed a planning application for the erection of a portal framed agricultural building at the above site to be used for the storage of fodder.

The application site lies within the rural area and is also designated as Green Belt. Policy SS10 of the Staffordshire Moorlands Local Plan (2020) supports development in the rural areas which supports the rural diversification and sustainability of the rural areas. Policy SS10 goes on to state the strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by government policy.

The applicant is an established farmer, with a land holding that extends to some 170 acres (100 acres at Malt House Farm, 40 acres at Park Hall and Hulme, and a further 30 rented acres at Rownall). The principal agricultural activity on the farm is beef rearing, with the applicant having a head of 120 cattle (having recently sent a number to slaughter). The applicant has previously secured consent for the erection of two agricultural buildings on this site under application SMD/2019/0309 to be used for beef rearing and implement storage. Those two buildings have since been erected and brought into use. The building proposed in this application will provide a weatherproof storage area for fodder grown on the farm, which will then be used as feed for the cattle. It will have a footprint of 360 square metres.

The size of the building is appropriate for its intended use and will be lower in height than the adjacent beef rearing and implement storage buildings. The building will have a simple portal framed construction, with concrete panels at its base, and vertical metal cladding atop, finished in green to match the adjacent buildings. The building will be open-ended on its southwest elevation in order to facilitate ease of access from the farmyard. The proposal therefore represents a form of development that supports the sustainability of the rural areas, in accordance with the requirements of policy SS10 of the Staffordshire Moorlands Local Plan.

The application site is also located within the North Staffordshire Green Belt wherein there is a presumption against the erection of new buildings, as confirmed by paragraph 149 of the National Planning Policy Framework. Paragraph 149 of the National Planning Policy Framework nevertheless identifies a list of exceptions, which includes buildings for agriculture. The proposed building is to be used solely for agricultural purposes and therefore constitutes an appropriate form of development within the Green Belt in accordance with the provisions of paragraph 149 of the National Planning Policy Framework. The submitted proposal therefore derives no conflict with the provisions of policy SS10 of the Staffordshire Moorlands Local Plan.

In terms of landscape impact considerations, the building will be seen in the context of the existing cluster of agricultural buildings at Malthouse Farm, and Thornfields Farm adjacent. It will not appear strident or incongruous within its surroundings, and is of a scale, massing and design that is in keeping with the character and appearance of the surrounding area. The submitted proposal is therefore in accordance with the requirements of policies SS1, DC1 and DC3 of the Staffordshire Moorlands Local Plan in this regard.

I trust this proposal will be of interest, but should you have any queries or concerns then I would welcome the opportunity to discuss them with you.

Yours sincerely



Rob Duncan
Planning Consultant