

DELEGATED DECISION REPORT

SMD/2021/0500
Valid 29/07/2021

MOOR VIEW KINGSLEY
ROAD
CELLARHEAD

ERECTION OF
AGRICULTURAL IMPLEMENT
STORE

(FULL - MINOR)

MAIN ISSUES

Impact on the Green Belt

DESCRIPTION OF SITE

Site in the Green Belt 800m from Cellarhead. To the rear of the dwelling there is a large red brick outbuilding provided as stables and garage, recently converted to provide residential annexes. To the rear or south of this grouping of buildings there is a large yard area containing portal frame agricultural buildings, some of which have been converted to house biomass boilers. The areas of yard extended more recently to the east are apparently used for the storage of aggregates, haulage vehicles and storage associated with the kiln dried log activities. Beyond the large yard area, covering the majority of the ownership, there is a pond to the south and a roadside 0.3 ha field.

PROPOSAL

To build an outbuilding on land adjacent to the dwelling. The application describes the development as an implement storage building and the plans indicate this might include a tractor and a digger. The proposed building will occupy a footprint of 105 square metres and stand to a ridge height of 5.9 metres. The building is to be constructed from facing brickwork with a tiled roof atop. The forms and statement also reference the use of horizontal timber cladding.

The application confirms the land at Moorview amounts to 3.6 acres, and references 3 acres else where at Caverswall. It does not expand on evidence any agricultural use or activity on the land.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives

SS1 Development Principles

SS10 Presumption in Favour of Sustainable Development

DC1 Design Considerations

DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

08/00953/FUL Stables tack room garage hayloft and office. Approved.
DET/2014/0019 Extension to agricultural building. Approved.
SMD/2018/0358 Change of use of outbuilding to provide residential annexes.
Approved.
SMD/2019/0380. Use of part of agricultural building to house 4 biomass boilers.
Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 24th Sep 2021
Neighbour consultation period ends: 24th Sep 2021
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Awaited

OFFICER COMMENTS

Impact on the Green Belt

Development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear on the closed lists at para 149 or 150 of the NPPF.

The applicant describes the development as a building for the storage of agricultural implements, and one of the exceptions does provide for buildings for agriculture. However, this is the only exception that might be relevant and if it were not provided for these purposes it would be inappropriate and harmful.

The applicant's purposes and intentions are not detailed beyond 'the storage of implements' and there is no evidence to explain the onsite agricultural uses or activities. There is nothing about the design and character of the proposed building to distinguish it from a large garage or domestic outbuilding or a building specifically designed or intended for agriculture.

There are existing portal frame agricultural sheds at the rear, some of which are housing biomass boilers, but in comparison to the size of the ownership, provide considerable storage opportunity. A large red brick outbuilding, originally provided as stables and garaging, would have provided storage opportunity however, it has been recently converted as resi annexe. This displacement of existing facility is an indication that there was no longer need for agricultural buildings or garaging.

The land available for agricultural activity is very limited. The total ownership runs to 3.6 acres but the majority of that is taken up by the dwelling and its curtilage and the open storage of aggregates, logs, skip business, and biomass log drying facility. On

land to the south of the yard there is a large pond, leaving just 0.3ha of grazing or haylage land adjacent to the roadside. On this evidence and in the absence of clarity or detail from the applicant, it can only reasonably be concluded that the building would not be provided for or is not genuinely intended to be used solely for agricultural purposes. The development would be inappropriate and harmful to the Green Belt.

Impact on Character and appearance of the area

The building would be located against a mature hedgerow it would have proximity and association with the existing dwelling and out buildings. Its facing materials would be complimentary. There would be no significant harm to the character and appearance of the area or the quality of the landscape.

CONCLUSION / PLANNING BALANCE

Inappropriate development in the Green Belt, that is harmful by definition.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 27/09/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council