

DELEGATED DECISION REPORT

SMD/2021/0445
Valid 05/07/2021

PROCTORS NURSERY
LEEK ROAD
ENDON

ERECTION OF A TWIN SPAN
POLYTUNNEL

(FULL - MINOR)

MAIN ISSUES

Impact on the Green Belt and Character and Appearance of the area

DESCRIPTION OF SITE

The site comprises a plant nursery on the north side of Leek Road and in the countryside a short distance to the east of Endon village. There are several polytunnels, glasshouses and storage buildings connected to the horticultural business but there is also more open land in the rear part of the site which has a total area of 5.5 hectares. The site is surrounded by open land in the Green Belt. Well enclosed and screened by dense mature hedgerow boundary around the whole perimeter.

PROPOSAL

Erection of a twin span polytunnel in a space central within the site between other existing polytunnels. This polytunnel requires planning permission because the applicant has already had other polytunnels approved under the permitted development 'prior approval' process.

The proposed polytunnel would be situated and appear at the end of a polytunnel recently approved PD polytunnel, essentially making the provision larger – a further 21m by 12.8m.

The polytunnel will be used for the growing-on of bedding plants and basket plants. i.e. tender/half-hardy plant stock. The polytunnel is needed for the ever increasing range of basket and bedding plant production, which requires the protected environment from the cold temperatures and the winds. Young plants are propagated on-site or bought-in (i.e. plugs), such as begonias, pansies, petunias etc, and within the polytunnels, with protection from frost, they then grow into saleable plants as used in baskets etc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Landscape Character
DC1 Design Considerations
DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There have been several full planning approvals on the property within the last ten years for polytunnels, storage buildings, glasshouses, a new access and a horticultural workers dwelling.

DET/2020/0028 Lean to extension to existing shed. Prior Approval Not Required.

DET/2021/0001 Agricultural Storage Building for the Nursery. Prior Approval Not Required.

DET/2021/0022 Polytunnel for growing plants. Prior Approval Not Required.

CONSULTATIONS

Publicity

Site Notice expiry date: 30.08.2021

Neighbour consultation period ends: 30.08.2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Longsdon Parish Council: No Objection

OFFICER COMMENTS

Impact on the Green Belt

The polytunnel would clearly be a building for agriculture and, therefore, development provided for by one of the exceptions on the closed list at para 149 of the NPPF. The development therefore shall not be taken to be inappropriate development that would be harmful to the Green Belt.

Design and Impact on the Character and Appearance of the Area

Given the proposed location of the building, it is clear that it would: have an obvious relationship and context with surrounding on site development; be well screened by mature established hedgerow; and have a similar roof profile to other similar structures on the site. It would not be harmfully prominent in the landscape and if it is at all visible, it would be seen against the backdrop of the other nursery development.

CONCLUSION / PLANNING BALANCE

The development would not be harmful to the Green Belt or the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 4th October 2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council