

12th May 2021

Our Ref: 1240

Staffordshire Moorlands District Council
Moorland House
Leek
Staffordshire

Dear Sir/Madam,

Erection of a farm building – Land at Hillcrest, Fole

Please find attached an application for the erection of a multi purpose agricultural building at the above property.

The unit is operated by Mr and Mrs Podmore under holding number 37/018/0398 which covers a total area of 2.7 acres of land immediately to the west of their home, Hillcrest.

Since purchasing the property and land the applicants have spent significant time and money renovating the dwelling and removing ancillary buildings from the land, now this is complete they are in a position to build up a small flock of approximately 30 sheep on the land and commence lambing in the spring of 2022.

In order to facilitate this, it is necessary to provide a covered shelter for lambing alongside enclosed implement storage facilities.

The applicants currently have the following machinery for tending the land which is currently stored outside:

- 2 x Case Tractors
- 1 x 3 Ton Dumper
- 1 X Telehandler
- 2 x Tipper Trailers
- 1 x massey 35 tractor
- 1 x 1 ton dumper
- 1 x twin drum tractor powered mower
- 1 x cattle trailer

Alongside this it is necessary to provide secure, dry storage for animal feeds, bedding and medicines. It is therefore clear that there is an established need for such a building to support the needs of the holding.

The NPPF takes a positive stance on supporting the economic growth of rural business. Paragraph 83 of the NPPF bolsters the sustainable growth and expansion of rural enterprise both through the conversion of existing buildings and well-designed new buildings.

The proposed building is necessary for the purposes of agriculture and comprises development appropriate within the countryside, and development that will support the rural economy.

The building will be a portal framed steel structure with a single open bay with feed fencing, a central enclosed bay and a shutter door to the implement store. The building will be constructed of concrete panels and Yorkshire boarding, with a grey roof.

The form of the proposed building reflects its function and as such will not appear out of place within the rural context. The surrounding landscape is predominantly countryside; however the presence of modern agricultural buildings of similar appearance and scale in the immediate locality ensure the proposed building appears contextually appropriate.

The building is significantly setback from the highway adjacent to an existing hedgerow and is of a scale where it blends well with the surrounding landscape. The structure will not appear prominent in views, nor will it impact on the wider landscape character which is mainly rolling countryside interspersed with farmsteads.

Whilst we do not anticipate any particular concerns regarding the acceptability of the scheme, if any clarification or further information is required please do not hesitate to contact JMI Planning.

Yours faithfully



Jim Malkin MRTPI
Director,
JMI Planning Ltd