

DELEGATED DECISION REPORT

SMD/2021/0377
Valid 12/07/2021

WORKSHOP
CABBAGE HALL FARM
STONEY LANE
CAULDON

**EXTENSION TO EXISTING
LORRY MAINTENANCE AND
REPAIR BUILDING TO
PROVIDE ADDITIONAL
HEIGHT TO ACCOMMODATE
A HIGH LEVEL WORK
PLATFORM. THIS WILL
ENABLE SAFE ACCESS
TO UPPER SECTIONS OF
CONTAINER TRAILERS TO
CARRY OUT ROUTINE
INSPECTIONS, REPAIRS AND
GENERAL MAINTENANCE.**

(FULL - MINOR)

MAIN ISSUES

Is the development compatible with the spatial strategy for the other rural areas?
Impact on the character and appearance of the area.

DESCRIPTION OF SITE

Isolated farm dwelling in the open moorland countryside - 'other rural area', Gritstone Highland Fringe landscape character type. To the north east of the dwelling there is a small yard surrounded by a manmade landscaping bund. The yard includes an existing shed with double fronted roller shutter doors and a run of stables.

PROPOSAL

An extension to an existing shed that the applicant says is used to maintain and repair haulage. The extension, like the existing building, would be portal frame and sheet clad with roller shutter doors. It would increase the footprint by more than 50% with dimensions 6.1m by 17m. It would also be deliberately tall at 7.5m to provide high access platforms to work on individual haulage trailers, in a way that the existing building does not.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC3 Landscape Character

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

88/00084/OLD Use as haulage yard. Refused.

97/00216/BOC Enforcement Notice 22/10/1987 – material change of use to haulage yard.

SM95-0342 Change of Use to Haulage Contractors Yard. 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

Cotton Parish Council: No Objection, suggest the use of planting to provide additional screening.

Staffordshire County Council Highways

No Objection

Environmental Health

No Objection subject to conditions

OFFICER COMMENTS

Principle of Development

The site is outside the boundaries of the towns and village in an 'other rural area' where strategy SS10 applies. These areas will provide only for development which has an essential need to be located in the countryside and supports the rural diversification and sustainability of the rural areas. The limited expansion of business uses can be supported where it would demonstrably sustain the rural economy where a rural location can be justified.

Here the development is described as an extension to an existing haulage maintenance building. After receiving an enforcement notice against the haulage use in the late 1980s, the previous owner of the site went on to secure a planning permission for the use in 1996. It is clear therefore, that the existing use of the site and building as a haulage yard and workshop is established and has operated with planning permission for many years. The existing permission is subject to a number of conditions that limit the number of vehicles to six, prevent open storage and limit parking to certain areas. There is no proposal to change the use of the site in any of those regards or to renegotiate the terms of the permission.

The proposed enlargement of the existing workshop would amount to limited expansion of an existing business for which the strategy at SS10 provides support where it sustains the rural economy and can justify the rural location. The limited expansion of the existing business can only assist and sustain this rural business and in turn the economy.

Impact on character and appearance of the area.

The farm dwelling and the yard is isolated in wide open moorland landscape. An earth bund has been built to enclose the land and screen the use and activity. It hides a run of stable buildings and some of the open storage, which is actually in breach of the existing planning permission and is said to be temporary. The existing shed is apparent and exposed above the bund. The development that would form an extension to the side of the building would increase the size of the existing building by just over 50% but the extended part would be a little higher, specifically to provide high access to haulage trailers for maintenance. The prominence and exposure of the development would be limited because it would have a sense of place and presence against the existing shed, and further reduced with planting and landscaping of the existing bund which has been offered by the applicant.

The harm to the character and appearance of the area in these regards would be limited.

Amenity

Remote from neighbouring dwellings. No objection from Environmental Health officers. No issues raised here.

Highway Safety

No Objection from the highway authority.

CONCLUSION / PLANNING BALANCE

The development would be supported by provisions within the spatial strategy at SS10 for the other rural areas. It would be a limited extension to an existing workshop building on an established site where the use and size of the site would not change. The exposure and additional height of the building extension can be limited within the open landscape through a scheme of planting along and against the earth boundary bund. The benefits to the applicant's business and the rural economy and general compliance with strategy SS10 would outweigh any limited harm to the character and appearance of the area. The development is compliant with the policies of the development plan.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 27/09/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

