

DELEGATED DECISION REPORT

SMD/2021/0482
Valid 21/07/2021

COATES COTTAGE
PETHILLS LANE
WINKHILL

ERECTION OF
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- landscape
- design

DESCRIPTION OF SITE

Lone farm house property in remote field location. Site to rear and one side (north west) over slope into stream clough.

The agent describes the applicants as operating an established small agricultural operation across their agricultural holding which extends to 10.43 acres (4.220 hectares). The extent of this agricultural land is outlined in blue on the Location Plan and is owned by the applicants.

PROPOSAL

9m x 18 m steel frame store shed
Concrete panel base wall to c.2.4m
Profiled metal sheets above in Juniper Green
Fibre cement roof sheets – proposed in natural grey

The application is supported with a short planning statement (5pp) prepared by Bagshaws Land, Property and Livestock agents in which the background to the farming activity is summarised and the agricultural justification for the building is briefly set out.

A helpful tree survey has also been submitted with the application as there are Alder and Ash trees and Willow carr scrub adjacent to the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development

NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 17th Sept 2021
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Waterhouses Parish Council – does not object

Severn Trent Water

Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development

Policy SS10 for the rural areas is that:

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and

sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

This proposal would be supported in principle by SS10 as a building essential in the countryside as it would support a land use dependent upon a countryside location and in turn part and parcel of sustainability of the rural areas. However, it may be noted that the development does not strictly fall in any of the subsections by which the policy says its aims are to be achieved. The potentially relevant section is SS10(2) but this proposal is not an employment use within the meaning of that section nor is it about farm diversification as normally understood by the term although the Local Plan glossary definition of 'Rural Diversification' could be read as giving some wider scope that may cover the proposal if it is regarded as an enterprise extension of existing farm activity.

SS10 (3) is to Enhance and conserve the quality of the countryside by [first point]:
Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

As a new building for agriculture there is no express or specific policy provision in the Local Plan to support the proposal outright. The proposal therefore falls to be determined on its merits based on benefits versus harm.

The purpose of this building is to support the functional operation of farm land based activity with a stated 104m² suggested to be used for machinery, implements and equipment storage and 53m² for the storage of hay.

Potential adverse impacts of the proposal could stem from the visual presence of the building in the landscape. NPPF paragraph 174 is that planning decisions should contribute to and enhance the natural and local environment by (inter alia) (b) recognising the intrinsic character and beauty of the countryside. This building is a relatively modest farm store set behind and to one side of the farm house and partly cut into sloping ground so that it would be reasonably well contained in the landscape.

Design

The building is relatively modest in size and at just under 4m at the eaves and just under 5m at the ridge, not unduly tall. The scale and design of the building is judged unproblematic for this location save that it would be a significant benefit to adopt a darker more recessive roof colour than the stated 'natural grey'. Whilst the overall position of the building is reasonably secluded there are public footpaths running NE to SW on higher ground to the south east from which views are likely in places and a less conspicuous outer roof colour would be advantageous to aid the assimilation of the building in the landscape more generally. This can be addressed by condition.

Amenity

With significant separation from any near neighbours – the nearest being Bromley Crest c.200m to the SE – there would not be any likely adverse impacts on neighbouring residential amenity.

Trees

No trees require to be removed as part of the development. There are 3 specimens identified with ash die back disease which will be removed but these are not under direct impact from the development.

Highway Safety

No new highway implications would be anticipated as the building is associated with supporting an existing farm use of the land and would not be expected to create any intensification in use of the farm access.

CONCLUSION / PLANNING BALANCE

With low impacts in terms of visual presence in the landscape it is relatively straightforward to balance the implications of the proposal with the stated intended use to store hay crop harvested from the land at the farm and to store associated machinery.

Reference in the block plan drawing to an area of temporary hardstanding and storage during the construction is noted and consideration has been given to requiring its re-instatement. It is noted from air photo that this area has however been a semi-hard gravel surfaced area in the recent past rather than for example field land. A re-instatement condition cognisant of this is proposed.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 20th Oct 2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council