

DELEGATED DECISION REPORT

SMD/2021/0733
Valid 12/11/2021

RUE HILL HOUSE
ASHBOURNE ROAD
RUE HILL
CAULDON LOW

GENERAL PURPOSE
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- Appearance in the landscape
- Design

DESCRIPTION OF SITE

Rural field with woodland edge backdrop and set back some 75m from the road. Land slightly dips gently away from the road. Large shed buildings and haulage depot yard adjacent.

PROPOSAL

Field shelter / store building c.13m x 9m to 3.6m eaves and 4.6m ridge. The agent's submitted statement says the applicant has five acres and some 24 ewes annually producing two lambs per ewe.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
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; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 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: 15th Dec 2021

Neighbour consultation period ends: 3rd Dec 2021

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Cotton Parish Council – to not object

Severn Trent Water

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

Staffordshire County Council Highways

No objections. No required conditions.

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.

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.

Design

This is a moderately scaled field shelter building. Stated materials are walls in corrugated metal cladding finished in blue with cement fibre boarding to the roof finished in "a natural colour". A condition should be attached to specify a dark colour to the roof finish to better assimilate the building in its setting. There is a woodland edge backdrop which the building would be seen against. The position, although a field corner, is on the edge of haulage depot yard and the building would be similar to some on this adjacent area, though significantly smaller.

The building is shown as open along one long side elevation consistent with the stated proposed agricultural use.

Amenity

The small scale of the building will mean there is little risk of disturbance to living conditions in any nearby dwellings. The only near but unconnected dwelling is the former 'ruin' across the road and 100m to the SE and this is at sufficient separation to be unaffected.

Highway Safety

No issues.

CONCLUSION / PLANNING BALANCE

This would be an unobtrusive structure, particularly in the context of the adjacent haulage depot buildings and yard. The building can be judged a proportionate structure to support the identified shelter / storage needs. Subject to a condition to stipulate more specifically the roof colour finish, the proposal is recommended for approval. Conditions and/or informatives should be attached to ensure only agricultural use.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 6th Jan 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

