

Our Ref: 1519 – 18/02/2022

18th February 2022

Planning Department
Staffordshire Moorlands District Council
By email
planning@staffsmoorlands.gov.uk

Dear Sir/Madam,

Erection of Laying Shed, JCB Farms, Wardlow

Please find attached a planning application seeking approval for the above proposal.

JCB Farms requires a laying sheds in connection with its poultry enterprise based at Wardlow. The holding at Wardlow extends to some 11 hectares.

The shed measures 25 metres by 9 metres, with a ridge height of 2.5 metres and an eaves height of 3.9 metres. It is to be sited on farmland adjacent to Wardlow Quarry.

Neighbouring uses include agricultural land farmed by the applicant and the JCB test site at Wardlow Quarry. The nearest residential property to the site which is not within the applicant's control lies approximately 270 metres away.

The application site lies outside of any settlement boundary. As such, it falls within the category 'Other Rural Areas' as defined by Policy SS10. Policy SS10 states that Other Rural 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*". One type of development which the policy identifies as acceptable in principle is "*Supporting the diversification of existing farm enterprises*".

The proposed shed is are required for agricultural purposes on a working agricultural holding. The proposals are essential to the efficient working of this established agricultural enterprise. The broad principle of development therefore accords with Policy SS10 of the Local Plan.

The proposals would have minimal impact upon the character and appearance of the countryside. The shed has been consciously sited where it is grouped with existing built development, and will not therefore appear isolated. The form of the shed reflects its agricultural function, and it would be viewed in the context of the existing poultry housing to the north and south-east. It would not therefore appear alien in the landscape.

The proposed shed is modest in scale and height, and would not therefore appear unduly prominent.

The shed is over 250 metres from the nearest dwelling not associated with the applicant. It is sufficiently distant to avoid any unacceptable effects in terms of noise, disturbance or odour.

The proposals are accessed via the entrance to the JCB test site, which was formerly a quarry. The access was designed to accommodate significantly greater HGV movements than it does at present and visibility is good in both directions. The proposals will not therefore prejudice the safe or efficient use of the highway network.

The proposals therefore comply with local and national planning policies and it is therefore respectfully requested that planning permission is granted.

Yours faithfully

Jon Imber MRTPI