

DELEGATED DECISION REPORT

SMD/2022/0101
Valid 21/02/2022

GOOD COW FARM
BLACKWOOD HOUSE
LANE
HORTON
LEEK

ERECTION OF
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- Siting
- Need

DESCRIPTION OF SITE

The site is in open countryside 1km east of Biddulph Moor. The landscape is agricultural with open views and field boundaries of stone and hedgerow. The site is within the Green Belt.

The site itself is located in a field immediately to the south of Good Cow Farm. The field rises to the west.

The site is accessed from the public highway by an access track, the site is 265m along the access track.

The access track is also the route of a public footpath.

PROPOSAL

It is proposed to erect an agricultural building to store machinery and equipment associated with land management.

The building is proposed to be 7m by 12.2m, and 3.9m to the ridge and 3m to the eaves. It is proposed to have double roller shutter doors and a separate pedestrian door on the west elevation (the elevation away from the road).

Vertical metal cladding is proposed on all elevations and is proposed to be coloured juniper green.

The roof is proposed to be metal profile sheets also in juniper green with 8 roof lights, 4 either side of the dual pitch.

A limestone hardstanding is proposed to the west of the building and a new holly hedge is proposed to the east of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological resources
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14; Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment;

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 20 April 2022
Neighbour consultation period ends: 06/04/2022
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Horton Parish Council - No objection

Other consultees

Ramblers Association- Regarding the proposed development to Good Cow Farm footpath Horton 19 it runs down a track and past the farm. This path must be kept open at all times and safe for the public to use.

Peak and Northern Footpath Society - We note that the PROW Horton 19 is very close to the proposed site. Use of any PROW, and the safety of users must not be affected by the development, nor during the work taking place.

OFFICER COMMENTS

Principle of Development

In the Green Belt agricultural buildings are not inappropriate development and therefore there is no objection in principle based on policy SS10 and NPPF 149 (a) buildings for agriculture and forestry

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 the building is to allow management of the land by storage of machinery in a location accessible year round. The holding amounts to 6 acres, which is not substantial but nevertheless requires management.

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 near the group of buildings around the farm house and located a location on sloping ground so that it would be reasonably well contained in the landscape.

Design

The building is relatively modest in size and at 3m at the eaves and just under 4m at the ridge, not unduly tall. The scale and design of the building is judged

unproblematic for this location. There is a public footpath running to the east of the site, but the presence of a modest agricultural building within the landscape will not be incongruous.

The limestone hardstanding is proposed to be located behind the building. As there is rising land to the west, combined with the proposed new holly hedge to the east, the extent to which the hardstanding is visible from public view is minimised.

Amenity

There is significant separation from neighbours. The closest neighbour is to the south and is 90m from the proposed building. It is unlikely that any adverse impacts on neighbours will arise.

Trees/Landscape

No trees will be felled or otherwise affected by the proposal. It is proposed to deliver a hedgerow of native species along the eastern boundary of the site and this will deliver biodiversity net gain commensurate with the scale of the proposal in line with policy NE1 and improve short range views of the site.

Highway Safety

No new highway implications would be anticipated as the building is associated with supporting an existing use and the proposal would not lead to any intensification of that use.

CONCLUSION / PLANNING BALANCE

Although the agricultural unit is small there is a land management need arising from the holding which is sufficient to justify a building of this scale. The building will not have a significant landscape impact and the land management that it would assist in delivering outweighs the low level of impact and justifies the development of a building in this location.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank c/o Jane Newman

Recommendation Date: 22.04.2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

