DELEGATED DECISION REPORT

SMD/2020/0393 **Valid 21/07/2020**	**FIELD SOUTH OF STAR COTTAGE TENFORD LANE TEAN**	**STORAGE BUILDING AND BEE KEEPING BUSINESS** **(FULL - MINOR)**

MAIN ISSUES

- Landscape and street scene
- Neighbour amenity
- Design

DESCRIPTION OF SITE

The site is a steeply undulating small grazing paddock alongside a loose copse totalling c.0.9ha (2 acres) lying towards the head of a small valley in the slopes of Gorsty Hill. The site is well hedged to the roadside with an entrance gate more-or-less opposite the unrelated private dwelling of Star Cottage. The copse of mature trees is on higher ground adjacent to the east. Similar grazing land surrounds to the south and falls away to the west where there is a cluster of residential and / or farm development beyond.

A gravel surfaced track has been formed to contour around the upper easterly edge of the paddock from the entrance gate to the proposed shed position where a level area has been formed by cut-and-fill of the sloping land. Reference to air photos indicates that this work has taken place since 2017.

PROPOSAL

The steel portal framed building proposed, in terms of dimensions, has been amended several times since that first submitted and would be c.10m x 9m with eaves height 3.7m and ridge height 5.3m (scaled from plan). Previously it was to have been 15m long x 12.4m wide to eaves height 3.8m and roof ridge height 6.1m.

It would have a concrete panel base wall to c.1m with sheet metal panelling above in green and fibre cement sheet roof also in green interspersed with translucent sheets for daylight. Large sheet metal sliding doors would be formed in one gable end. It is stated these would be steel framed and clad in materials to match the external walls.

The building is described as being for storage of farm machinery, farm vehicles and fodder. In an earlier submission (DET/2020/0019) on this site the building was said to be in connection with the applicant's 'holding' stated as being 4.5ha and said to comprise approximately 0.80 ha at his home, 2.40ha at Tenford Lane, Tean and 0.40 Hectares in Hollington. This earlier submission was not proceeded with after it was determined 'prior approval required' and the LPA advised it was not eligible. The

statement now accompanying this application says the building is in connection with the applicant's bee keeping business and needed in order to store, "High value equipment that needs to be in a secure building. Storage is also required for PPE equipment, and Spinners for extracting the honey. Space is also required on site for repairs to and replacement Hives and Suppers. Rural theft is at a high. A solid, secure lock up is essential for the Applicant to proceed economically with his business".

The amended plans now under consideration are shown in drawing 2004 05 04 as submitted with the agent's e-mail dated 3rd May 2022.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
E1 New Employment Development
NE1 Biodiversity and Geological Resources
NE 2 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; 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

78/05239/OLDDC – site for a bungalow – refused
DET/2020/0019 – prior approval for a proposed new agricultural storage building – prior approval required [but assessed as ineligible for PD in any event]

CONSULTATIONS

Publicity
Site Notice expiry date: 3rd September 2020

Neighbour consultation period ends: 18th August 2020
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Checkley Parish Council – none received

Severn Trent Water
Minimal impact on the public sewer system therefore no objection and no requirement for a drainage condition.

Staffordshire County Council Highways
Not formally consulted but advises that as an agricultural building proposal in an agricultural area using an existing access with obvious and accessible gateway which appears maintained as an access HO would "at most" condition surfacing of the access – preferably bound surfacing – to prevent mud being dragged onto the highway.

OFFICER COMMENTS

Principle of Development

Policy SS10 for the rural areas supports only development which meets an essential local need and supports rural diversification and sustainability of the rural areas (or supports sustainable tourism or enhances the countryside).

SS10 (3) is to Enhance and conserve the quality of the countryside by:
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 – in this case bee-keeping – there is no express or specific Local Plan policy provision to support the proposal outright. The proposal therefore falls to be determined on its merits based on benefits and justification versus harm with a balanced consideration of the extent to which the proposal protects and benefits rural qualities and supports rural economic and community needs without harm to the rural character and environmental quality of the area.

Design
Out of concern that the building could be considered large especially given that it would be in support of a small scale activity and an as yet fledgling business proposition, the LPA sought a reduced size. This has led arguably to some perhaps awkward proportions. The elevation with the doors would though would face NE into rising and partially wooded ground and would not have a strong (if any) public visibility. The main visible elevation would be NW and possibly also that to the SE. Set against rising ground and away from the public road (which is well hedged) the impacts are judged acceptable. Importantly dark green colouring is proposed

including to the roof. The applicant intends to introduce planting and would accept a condition to this effect and has invited advice / suggestions from the LPA.

Amenity
The building is at sufficient distance from residential neighbours not to be overbearing or otherwise likely to create adverse impacts on amenity.

Highway Safety
With the informal advice received a condition could be applied regarding surfacing the entrance to/from the highway.

CONCLUSION / PLANNING BALANCE
The location is scenically very attractive and development will detract but it is also secluded and contained so that the impacts are very localised. Put forward as being needed to service a new, as yet somewhat unestablished business, there is some limit on the weighting the LPA can apply in support of the need. With the reduction in size now put forward and noting the seclusion of the location away from public prominence, on balance the scheme is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 20th May 2022

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council