

DELEGATED DECISION REPORT

SMD/2022/0167
Valid 31/03/2022

LONG EDGE HOUSE PINES
LANE
BIDDULPH PARK
BIDDULPH

ERECTION OF FARM
STORAGE BUILDING

(FULL - MINOR)

MAIN ISSUES

Impacts on the Green Belt and character and appearance of the area.

DESCRIPTION OF SITE

Long Edge House is situated in Biddulph Park within the hamlet of Newtown and is surrounded by a number of neighbouring farms. The location of the application site is on the south side of the holding, therefore benefitting from an appropriate level of hedgerow and distance screening. The site lies within the Green Belt. Long Edge House has an Agricultural County Parish Holding Number (37/064/0696) and is a registered holding with DEFRA that consists of 3 acres of pasture land used for the keeping of livestock.

PROPOSAL

To erect an open fronted farm shed with a concrete panel base and Yorkshire board cladding above. The shed would have a mono pitch grey fibre cement roof. The footprint would be 4.5m by 12m and have a maximum height of 4m.

The applicant state that the agricultural building is required in order to provide sufficient storage for implements, equipment, vehicles, fodder and other feedstuffs associated with the livestock kept at Long Edge House.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0072 Erection of agricultural building. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 20th May 2022

Neighbour consultation period ends: 20th May 2022

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: Awaited

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Impact on the Green Belt

The site is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at paragraphs 149 and 150 of the NPPF. One such exception is the provision of a building for agriculture.

There is little doubt here that the proposed building is for agriculture – it has been designed accordingly with open front and Yorkshire board cladding and would occupy a location where there is currently a small collection of farm equipment. There is also observable evidence on site that the land is used to keep sheep. The building does not obviously lend itself to any other particular purpose.

The development would not be inappropriate or harmful to the Green Belt.

Other Rural Area Strategy Approach

Policy SS10 'Other Rural Areas Strategy' covers rural areas within the countryside and the Green Belt outside of the development boundaries of the towns and larger villages and the open countryside. It states 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. The Council and its partners will achieve this through the following actions:*

- *Enabling the limited expansion or development of business for employment uses where a rural location can be justified*
- *Supporting the diversification of existing farm enterprises"*

As an agricultural building to store feed and equipment necessary to service the smallholding and its livestock, the development essentially needs to be located in this countryside location. The building would support the farming activity that takes place at the holding and any business or enterprise element that may accompany that.

Design and Impact on Character and Appearance of the Area

The building would be designed and located to continue the run, in form and shape, of an existing building that would be adjacent to the north west. The building, like the one adjacent, would not be particularly large, relative to other farm buildings within the locality, and would be located with its rear elevation against the paddock boundary to the south west.

However, the proposed building would be located, beyond the line of a mature boundary hedge row, in a more exposed position between two mature trees. Within this area there is already a collection of equipment and machinery stored in the open, that would become contained and enclosed within the new building. The applicant also presents a landscaping scheme marking a root protection zone for the two mature trees, planting to continue the hedgerow along the boundary with native species, and the planting of two common oak and two sycamore within the corner of the field to the south. Planning conditions can require the implementation and maintenance of such planting.

The landscaping plan indicates some limited encroachment into the tree protection zone of the mature tree. However, the pole frame construction should require limited excavations and disturbance or impacts. Conditions can require suitable protection measures and a no dig zone.

From the south the building would be given some screening by the proposed planting, from the road to the east the building would form an appropriate grouping with existing sheds and buildings and have an enclosed sense of place within hedgerow planting and trees. The end elevation of the building would be narrow and retain a low profile.

The development would be sensitively designed, located and landscaped to protect the character and appearance of the area and to avoid making a prominent intrusion in the countryside. There would be no conflict with policy DC1 or DC3 in those regards.

Amenity

With no close neighbours there are no threats to neighbours' amenity. The strong concealment of the building within the surrounds of existing mature shrubs, hedges and trees means there is little adverse impact on public amenity and little impact on landscape.

CONCLUSION / PLANNING BALANCE

This is a rural dwelling with some agricultural land attached which is being used for some farming activity. The livestock shelter is of modest scale in proportion to the scale of the farming activity taking place. In principle the development is not inappropriate in the Green Belt. Due to its modest scale and strong concealment behind existing trees and shrubs the wider impact on the local landscape is minor. On balance in consideration of all of the above the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 30th May 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council