

DELEGATED DECISION REPORT

SMD/2022/0194
Valid 10/05/2022

WHITE CHIMNEYS
BRADSHAW LANE
IPSTONES

PURPOSE BUILT PROPOSED
PORTAL FRAME
AGRICULTURAL BUILDING.

(FULL - MINOR)

MAIN ISSUES

- Landscape character and appearance
- Agricultural justification

DESCRIPTION OF SITE

White Chimneys is a much altered and enlarged detached residence originating from a pre-1900 building. The situation is rural on a broad generally flat ridge top with shallow undulations. The nearest neighbour is at 280m with the two next nearest being at 350m in opposite directions.

The applicant has an agricultural holding number (CPH37/062/0268) and as of mid 2021 was running a flock of some 42 sheep (animal health registration / flock number details have been provided) and 15 head of cattle on some 50 acres of the surrounding fields in the applicant's ownership and/or lease.

The house is on the south side of Bradshaw Lane with extensive driveway, parking and garden to the lane side. West of this and parallel to the lane a gravel surfaced yard area has been formed within former field land and in 2017 consent was granted following prior notification for a general purpose agricultural store, now built 36m x 12.6m in the approved plan with 4m eaves and c.6m ridge.

A public footpath right of way (Ipstones 24) passes east - west along the south side of the farmstead coming to within c.30m to 40m from the south elevation of the proposal.

PROPOSAL

The agent's submitted supporting statement refers to the applicant having recently purchased an additional 70 acres of adjoining land, meaning the farm now extends to some 122 acres or thereabouts and says the additional land is going to enable the farming business to develop and evolve, with increased livestock numbers and output. The aim is to significantly increase stock numbers on the holding and build a viable farming business from which, it is stated, adequate livestock winter housing facilities are essential.

The proposed building would be c.30m x 14.5m with gated pens forming an open front on the north side; 3.6m high at the eaves and c.5m at the ridge.

Exterior appearance is proposed as concrete panel base wall to height 2m / part 2.5m at one end for the muck store, and timber 'Yorkshire boarding' above. The roof is proposed in cement fibre "finished in natural colour" with 20% skylights. The building would effectively mirror in size and appearance the one approved and built under SMD/2021/0355. The position and alignment is set so that the open fronted long sides of each building would face one another across a yard.

A design and access statement accompanies the application and gives details of the up-dated farming ambitions at the premises.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
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; 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

DET/2017/0029 – proposed agricultural building for feed, machinery and implements
– approval required – approved – now built (nb revised plan)
SMD/2020/0374 – proposed agricultural building for housing livestock – withdrawn

SMD/2021/0355 – proposed portal frame agricultural building used for housing of livestock – approved – built

Otherwise no planning applications at White Chimneys beyond those for alterations at the domestic residence.

CONSULTATIONS

Publicity

Site Notice expiry date: 9th June 2022

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Ipstones Parish Council – Members of the parish council voted in favour of supporting approval of the agricultural building but recommend that a condition be included for the lighting to be kept inside the building so that it is not obtrusive and reduces light pollution in the countryside.

Ward member

Cllr Malyon – no problem with the shed, just the lights. It's like an airport at night and causes a lot of light pollution – if they could be removed or altered so they don't let so much light into the countryside.

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.

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 Policy SS10 says it is 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.

Need

Additional land is stated to have been purchased which will significantly increase the potential livestock capacity and hence building requirements for e.g. winter housing.

The most recent previous approval (SMD/2021/0355) noted some 50 acres being farmed by the applicant with 42 head of sheep and 15 head of cattle.

An earlier application SMD/2021/0374 was withdrawn after the LPA expressed concern that the proposal could not be justified in view of the recent new building of similar size built following DET/2017/0029.

The 2017 DET building was approved to 4.5m at the eaves and 6m at the ridge on amended plans. The 2017 decision report shows the building was found appropriate to this holding for fodder, machinery storage and spring lambing use. The approved 2021 proposal (SMD/2021/0355) was noted to be a different building design from that of 2017, open fronted to the south in order to house wintering cattle as well as provide manure handling and storage. Given the additional land and stated increase in farm livestock numbers, this second stock housing building can reasonably be accepted as appropriate in design and justified in size.

Design

In design form, scale and exterior finish, matching the approved 2021 building, the proposal is acceptable in appearance.

As with the 2021 scheme the roof colour needs to be darker to reduce conspicuousness and reflective glare and a condition should be attached to amend and control this.

Amenity

No issues of neighbour amenity would arise as the nearest neighbour is 260m to the NW or 340m to the east.

Highway Safety

No issues arise and the proposals would utilise the existing access.

Other matters

The issue of externally visible lighting has been raised in consultee responses received. In general terms exterior lighting is becoming an increasingly well recognised adverse impact of development both new and existing. The effects are urbanising and can severely detract from rural character. (It is also an increasingly serious problem in urban locations.) There is concern too that powerful lighting may be disruptive of bat foraging behaviour and harmful to bat populations.

The development is in a location which will not in the past have been subject to prominent lighting. It is perfectly possible for effective night lighting to be installed in which adverse effects are minimised. The agent has requested that the applicant's

ability to install sufficient lights for safety and security, particularly during the winter months, should not be restricted.

It would not be reasonably necessary to require all lighting to be kept inside the building (as the Parish Council has suggested) but it should be possible for the applicant to devise a suitably effective lighting scheme that is not intrusive or harmful to the wider environment and ecology. A condition should be attached to promote this approach.

Landscape planting has also been discussed with the agent and a proposed location has been submitted which the LPA can agree is appropriate.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above and subject to conditions to address outside lighting and landscape screen planting the application can be recommended for approval.

OFFICER RECOMMENDATION : **approve**

Case Officer: Arne Swithenbank

Recommendation Date: 12th July 2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council