DELEGATED DECISION REPORT

SMD/2022/0271 **Valid 24/05/2022**	**LONGHURST FARM** **DIMMINGSDALE** **OAKAMOOR**	**PROPOSED ALTERATIONS TO EXISTING AGRICULTURAL OUTBUILDING.** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the area

DESCRIPTION OF SITE
The application site relates to an existing shed within the confines of Longhurst Farm, situated within the remote area of Dimmingsdale, approximately 1.5 miles from the village of Oakamoor. The farm is accessed via a long single private farm track.

There is no obvious planning history relating to the shed, it has been in situ for more than 10 years relative to the agricultural activities of the farm. The building has the appearance and functionality of a shed to house cattle – steel frame, concrete block base, ventilation boarding and open bays to the long side south facing elevation. However, it is not currently in use as such.

The building is located to the southern end of a narrow field parcel enclosed by drystone wall. Approximately 30m to the south of the building there is the edge of dense woodland. 300m to the north, beyond a rising land level, public footpath Oakamoor 15 has west to east/east to west orientation along the farm track/unmade access road.

The east facing end gable faces the stone farm house presenting a large steel door providing access from a concrete ramp. The shed is adjacent to a stone barn to the east that has been granted prior approval for a change of use to a dwelling under Class Q of Part 3 of the GPDO.

PROPOSAL
To make alterations to the existing cattle shed. The shed would be walled to enclose the openings and clad with vertical timber. Two large roller shutter doors would be introduced to the side elevation.

This application does not propose any change of use, however, with these changes it does not appear as though the building would be used to house cattle. The applicant explains that the building would continue to be used for agricultural purposes and they require the altered building for the storage of machinery and equipment involved in the maintenance of the land and production of haylage.

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
DET/2019/0033 Change of use of agricultural building to a dwelling. Prior Approval Granted.

CONSULTATIONS

Publicity
Site Notice expiry date: 19/07/2022
Neighbour consultation period ends: 19/07/2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Support the proposals.

OFFICER COMMENTS

Principle of Development
For the purposes of the Staffs Moorlands Local Plan, the site is within an 'other rural area' of countryside that surrounds the smaller villages. The applicable Local Plan strategy SS10 provides only for development that has an essential need to be located in the countryside and supports rural diversification and economy. A building provided or altered for agricultural purposes would meet that criteria provided those benefits are not outweighed by harms to the character and appearance of the area.

Design and impact on character and appearance of the area
The existing cattle building is at the southern end of a narrow field parcel that is reasonably well enclosed by drystone wall. Located to the western edge of established farm yard and just 30m from the edge of dense woodland to the south, the building is concealed from the public footpath to the north by a rising land profile. The development would not be intrusive within the countryside and would not be apparent from public vantage. Overall, the building alterations would have only limited effect on the external appearance of the building and the way it impacts on the character and appearance of the area and appears within the landscape. Particularly with the use of timber cladding, that would replicate the appearance of Yorkshire boarding, the building would retain a discrete presence with the appearance of a traditional farm shed that has appropriateness for a rural setting.

The building alterations would respect local distinctiveness, they would not be prominent or intrusive within the countryside and there would be no harm to the character and appearance of the area. The development would not conflict with Local Plan policies DC1, DC3 and the SMDC Design Guide, in these regards.

CONCLUSION / PLANNING BALANCE

Development that would be compliant with the Local Plan strategy for the 'other rural areas' (SS10) and appropriate to the countryside. There would be no harm to the character and appearance of the area or the character and quality of the landscape. There is no conflict with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 19/07/2022

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council