DELEGATED DECISION REPORT

SMD/2022/0272 **Valid 08/07/2022**	**LONGHURST FARM** **DIMMINGSDALE** **OAKAMOOR**	**PROPOSED REPLACEMENT AGRICULTURAL BARN WITH DEMOLITION OF EXISTING AGRICULTURAL BARN.** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the area

DESCRIPTION OF SITE

The application site relates to an existing open fronted timber pole barn shed within the confines of Longhurst Farm. Some of the corrugated sheet cladding appears to be broken and rusting but together they provide full covering and the timber structure and frame of the building appears to be sound and functional. The farm is 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 multi-purpose, open fronted storage shed useful for a range of purposes.

The shed is located off the edge of the farm access track to the north of the farm house and a range of traditional stone farm buildings. The shed is to the north east corner of a cattle shed that backs onto the southern edge of the adjacent field parcel enclosed by drystone wall. Approximately 30m to the south of the farmstead 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.

PROPOSAL

To remove the existing shed and to build a new portal frame building as a replacement in a position set back from the track, further to the west, where it would be parallel to the side of the adjacent cattle shed to the south. The new building would be 18m by 12m, 3.3m to eaves and 5m to ridge. The building would be timber clad with a metal sheet roof and an open fronted gable end.

This application does not propose any change of use. 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.
SMD/2022/0271 Alteration of existing agricultural building. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 16.08.2022
Neighbour consultation period ends: 16.08.2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

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. The applicant has a significant land holding and reasonably requires building space to farm and maintain the land. While the existing shed is shabby in appearance, it is structurally sound and where the applicant hopes to make improvements to the appearance and setting of the farm house and the traditional stone buildings, it is reasonable that he does not wish to relinquish the building provision.

Design and impact on character and appearance of the area
The existing shed is large with shabby functional appearance, on approach from the north the shed takes a central position that is prominent and conceals the stone farmhouse and traditional farmstead buildings behind. It currently adversely affects the setting of the historic farmstead within the landscape. The proposal to remove the building would obviously open those views toward the farmstead from the north and improve its setting. There would be merits here to the character and appearance of the area and landscape and the living conditions of the residential occupants of the dwelling and the to be converted stone barn.

The location of the replacement building would be set well back from the track, to the west of that central position, where it would be adjacent to and parallel to the long side elevation of the existing cattle shed to the south west. The size and height of the new building would be no greater than the shed to be replaced or the adjacent building. It would have timber clad walls and sheet roof, an appearance shared with other rural or agricultural buildings in the locality.

The new building, like the adjacent cattle building, would be at the southern end of a narrow field parcel that is reasonably well enclosed by drystone wallS. Located to the western edge of established farm yard and just 30-50m from the edge of dense woodland to the south, the new building would be on a land level that is stepped up from that of the adjacent building to the south. The new building would be concealed from the public footpath to the north by the rising land profile and drystone walls between. However, stepping off the path and entering the northern, top, end of the field parcel, the side and roof of the new building would become visible. It would be apparent in front of, and concealing, the pre existing cattle building behind. From this position the new building might appear a little larger and closer, but ultimately it would only conceal the top profile of the existing building behind and it would not appear any discernibly more prominent or intrusive. Moreover, the shabby pole shed to the east would be removed, and from the northern end of the field only one shed would be apparent, rather than two.

The development would not be intrusive within the countryside and would not be apparent from public vantage. Particularly with the use of timber cladding, that would replicate the appearance of Yorkshire boarding, the building would have a discrete presence with the appearance of a traditional farm shed that has appropriateness for a rural setting.

The replacement building would respect local distinctiveness, it 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.

Ecology
With the proposal including the removal and demolition of an existing shed, the shed has been surveyed for the presence of bats by a qualified ecologist. The building was considered be too open and drafty to provide suitable habitat and no bat presence was identified.

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 : APPROVAL

Case Officer: Ben Hurst
Recommendation Date: 02/09/2022

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council