

DELEGATED DECISION REPORT

SMD/2021/0622 Valid 27/09/2021	1 RAILWAY COTTAGES CONSALL FORGE CONSALL WETLEY ROCKS	ERECTION OF AN ANIMAL SHELTER, INCLUDING CRUSH AREA AND FODDER STORE. (FULL - MINOR)
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MAIN ISSUES

- Green Belt

DESCRIPTION OF SITE

The application site situated within a 62 Sq. meter pasture associated with 1 Railway Cottages, next to the River Churnet. This rough pasture is used for the grazing of 2 Dexter Cattle. There is an animal shelter close to the River Churnet, this is constructed from breeze blocks with corrugated roof. The pasture is within the Green Belt and is partially within flood zones 2 and 3.

The application site is located at the northern edge of the pasture, where the land is highest, level with the Podmore Bridge. This will be near the boundary to the driveway leading to Railway Cottages and Consall Mill.

PROPOSAL

The shelter will be constructed out of timber which will be treated and stained, with a dark green corrugated metal roof. The shelter will comprise of a fodder store which will be accessed through double doors from both the front and rear elevation, shelter and 'crush' both accessed through steel field gates. A rainwater butt will be placed to the rear of the shelter to collect rainwater to be used as drinking water for the cattle. The shelter will be 14.22 Sq. meters, with the highest point of the single sloped roof being 2.58 meters tall. The roof will overhang the front elevation of the structure to provide extra shelter.

The shelter will be used to store feed and hay for the cattle, as well as providing shelter for them which is in an area of their pasture which doesn't or is least likely to flood.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- 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; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/12/2021
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Ipstones Parish Council – Members of the parish council have considered the above, mentioned planning application and voted in favour of supporting approval of the application.

Seven Trent Water

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Clean Water Comments

We have apparatus in the area of the planned development, the developer will need to contact Severn Trent Water, New Connections team as detailed below to assess their proposed plans for diversion requirements.

Canal & River Trust

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure)(England) Order 2015(as amended)) is that the Trust has **no comment** to make on the proposal.

Staffordshire County Council Highways

The proposed animal shelter which is to be sited to the north of the field/west of the existing gate as detailed in the submitted plan titled Block Plan/Site Plan. It is noted that a Public Right of Way footpath (PROW No. Ipstones 9) runs near to the site, however it is considered not to have an impact on the PROW.

It is considered the proposal will not have a detrimental impact on the adopted highway and therefore I have no objection (SMD/2021/0622).

Note to Planning Officer:

It is noted that the Public Footpath No. Ipstones 9 runs near to the proposed site. However, it appears from the planning documents that the development proposals will not impact on the public rights of way.

OFFICER COMMENTS

Principle of Development

NPPF paragraph 149 (a) states that a local planning authority should regard the construction of new buildings as inappropriate in the green belt with the exception of buildings for agricultural and forestry. As a new build for agricultural use within the green belt the proposal is therefore accepted in principle.

Design

LP Policy DC 1 states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

LP Policy DC 3 will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

The design is appropriate for a building of agricultural use with a utilitarian use. As such an agricultural design is appropriate for the rural setting of the site.

Amenity

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

Highway Safety

A Public Right of Way footpath runs near the site, as well as an adopted highway, County highways have no objection to the proposal, with no concerns regarding its impact upon the footpath or highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development complies with design, highway, amenity and greenbelt policy as an agricultural building. It is considered to be in accordance with the relevant policies put forward in the Local Plan and the NPPF. Therefore this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank c.o Rachel Robinson

Recommendation Date: 19th October 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council