

DELEGATED DECISION REPORT

SMD/2022/0187
Valid 19/07/2022

THORN TREE FARM LEEK
OLD ROAD
LONGSDON

CONSTRUCTION OF
BUILDING FOR STORAGE
ADJACENT TO GARDEN
AREA

(FULL - MINOR)

MAIN ISSUES

- Green Belt

DESCRIPTION OF SITE

The site is a grazing field behind the main buildings Thorn Tree Farm. Within the field there is an existing derelict pen with lean-to storage. The site is located within the Green Belt.

PROPOSAL

Planning permission is sought for 10 metre by 15 metre storage shed. The bottom 2 meters of the shed walls will be constructed of pre-cast concrete panels. The upper 2 – 3.6 metres of the walls will be constructed of Yorkshire boarding. There will be a garage door on the front elevation. The roof will be constructed of fibre-cement roofing sheets. The total height of the building will be 5.2 metres.

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

SMD/2006/0676 – Erection of timber stables and feedstore APPROVED 30/10/2006

SMD/2007/0249 – Two storey rear extension APPROVED 27/09/2007

CONSULTATIONS

Publicity

Site Notice expiry date: 07/09/2022

Neighbour consultation period ends: 23/08/2022

Press Advert: N/A

Public Comments

No Comments Received

Town / Parish Comments

No Comments Received

OFFICER COMMENTS

Principle of Development

The application site is within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

LP Policy SS 2 identifies other rural areas such as the application site to comprise of the open countryside where development is normally unacceptable and green belt where further development is generally inappropriate. LP Policy SS 10 continues that the Local Authority will aim to maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate

development within the Green Belt allowing only for exceptions as defined by Government Policy. It must, therefore, be determined if the proposal is considered to be appropriate development within the Green Belt.

This application proposes the construction of an agricultural storage building within a field currently used for grazing field. As such this is seen as one appropriate development within the Green Belt in line with NPPF Paragraph 149 (c).

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.

NPPF Section 13 Paragraph 149 (a) states that buildings for agricultural and forestry use are considered appropriate development within the Green Belt. Therefore the proposal is accepted in principle subject to consideration of the relevant policies.

Section 12 Paragraph 130(c) of the NPPF states that development should be sympathetic to the character and history of the area, while not restricting change.

The proposal is typical in design for an agricultural building of this nature. As such it is considered to be in keeping with the rural setting and causes no harm to the green belt.

Amenity

Section 12 Paragraph 130(f) of the NPPF states that development should create places with a high standard of amenity for existing and future users.

The proposed building is a sufficient distance from the main farm house and any neighbouring buildings as to not cause any amenity issues.

Highway Safety

The proposed building is a sufficient distance from the Leek Old Road to create any highway safety concerns. Furthermore the proposal is unlikely to lead to an increase in traffic to the site, again resulting in no highway safety concerns.

CONCLUSION / PLANNING BALANCE

The development is considered appropriate for within the Green Belt in accordance with NPPF Paragraph 149 (c) and is acceptable in terms of design, amenity and highway safety. It is considered to be in accord 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: 1st December 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council