DELEGATED DECISION REPORT

SMD/2022/0566 **Valid 22/11/2022**	**205 PARK LANE** **KNYPERSLEY**	**ERECTION OF STEEL FRAMED LIVESTOCK AND GENERAL PURPOSE AGRICULTURAL BUILDING** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the Green Belt and the character and appearance of the area

DESCRIPTION OF SITE

Park Lane provides a run of ribbon development, extending into the Green Belt, to the east of the Biddulph settlement. The density of dwellings become increasingly sparse travelling to the east as the road climbs toward the Biddulph Moor/Rock End ridge that runs above the town and the valley below. Some 500m to the east of Biddulph and below Rock End, a single farm track provides access with Park Lane to the farm grouping of 'Rock End Farm' (205 Park Lane) which lies approximately 100m to the north of Park Lane. The farm grouping consists of bungalow providing the farm house with a range of modern farm sheds to the rear/north.

On the high Ground to the east there is a woodland edge and to the west the land falls away to Biddulph Valley. Open agricultural field extends to the north.

PROPOSAL

Application proposes the provision of a modern portal frame shed building to provide additional covered floor area for Dry Cows, Calves, General Storage of fodder and implements.

The building would be designed to match the existing buildings on site presently with natural grey fibre cement roof sheets, timber cladding to the gables above concrete wall panels where required. The building would be 10m by 23m. It would be open fronted with feeding stalls under overhanging canopy.

The existing road and site access would not be altered.

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
04/00593/NOT_AG Agricultural Building. Prior approval granted.

CONSULTATIONS

Publicity
Site Notice expiry date: 28/12/2022
Neighbour consultation period ends: 28/12/2022
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Biddulph Town Council: No objection. Recommend Approval.

Staffordshire County Council Highways
No Objection

OFFICER COMMENTS

Impact on the Green Belt
The site is in the Green Belt where development is inappropriate and, by definition, harmful unless it is provided for by one of the exceptions that appear on the closed lists at paras. 149 and 150 of the NPPF. One such exception is a building for agriculture. The development proposed here is clearly a building for agriculture on a working farm. It would not therefore be inappropriate or harmful to the Green Belt.

Local Plan Strategy Approach to Rural Development
The application site is located in a countryside 'other rural area' outside of the town and village settlements, as defined in the Local Plan. Here, area strategy SS10 applies, providing only for development which meets an essential local need, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through, inter alia, supporting the diversification of existing farm enterprises.

Development should not harm the rural character and environmental quality of the area and where new buildings are proposed, development should have minimal impact on the countryside and be in close proximity to existing development.

This application has been supported by a Planning Statement that outlines the need for the proposed building in order to meet the needs of the growing business. It is designed and sited to provide a light and airy environment for good animal husbandry.

This proposal will be utilised on a daily basis throughout the farming calendar and will be used to house livestock and agricultural implements, feed and fodder if required.

On the evidence of the applicant the development would further support the farming cattle/dairy enterprise and accord or be provided for area strategy SS10, the development is therefore, in principle, considered to be acceptable.

Design and Impact on Character and Appearance of the Area
The northern edge of Rock End Farm is exposed to open field beyond. Below the site to the west the grouping of farm sheds is seen with a back drop of woodland edge on the high ground to the east. Although the existing farm grouping is relatively exposed from the north and the west, the proposed building would have a closed elevation across the northern edge or 'rear' outside edges of the site, closing off and providing an edge to the site with openings, activity and cattle movements concealed to the yard on the southern internal enclosed side of the building.

The proposed building would be located alongside existing agricultural buildings of a similar functional design and scale and as such the building would not sit in isolation from the existing farm complex. The building has been appropriately designed and is representative of a modern day steel framed agricultural cattle structure.

The proposed development has been designed to respect the site and its surroundings by virtue of scale, layout, siting, character and appearance. Furthermore, the proposed development is not considered likely to be detrimental to the character of the local and wider landscape. As such this application is considered to accord with policies DC1 and DC3 of the SMDC Local Plan.

Amenity
Local plan policy DC1 and the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The nearest residential properties – are on Park Lane to the south and would be approximately 130m from the proposed building. However, the site is already a working farm with existing livestock. The proposed building would be screened from and behind the farm's existing large dairy building that would provide some barrier to noise outbreak. The development would not unreasonably affect living conditions at the Park Lane dwellings.

Taking account of the distances achieved and the existing site circumstances it is not considered that the development is likely to cause significant injury to the amenity of neighbouring properties. This application is considered to accord with policy DC1 of the SMD Local Plan and NPPF.

CONCLUSION / PLANNING BALANCE
This application is considered to accord with the relevant policies contained in the SMDC Local Plan and National Planning Policy Framework. As such a recommendation of approval is provided.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 17th January 2023

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council