

DELEGATED DECISION REPORT

SMD/2021/0781
Valid 26/11/2021

ST JAMES CHAPEL
SCHOOL LANE
LONGSDON

ERECTION OF AN
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- Whether the proposal comprises an exception to inappropriate development in the Green Belt.
- Impact on the character and appearance of the surrounding area, landscape and setting.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Impact on ecology.

DESCRIPTION OF SITE

The application site relates to land at St James Chapel. The application site is located on the north-eastern side of School Lane, Longsdon.

PROPOSAL

Consent is sought to erect a new agricultural building.

The application has been amended since original submission, the original application was for the erection of two agricultural buildings, the new proposed development is for the erection of one agricultural building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0221 – Proposed gate access to field for agricultural vehicles. FULL-APP.

SMD/2014/0219 – Erection of a single log cabin on land behind stables. FULL-REF.

CONSULTATIONS

Publicity

Site Notice expiry date: 26/01/2022
Neighbour consultation period ends: 26/01/2022
Press Advert: N/A

Public Comments

No comments received within consultation period.

Town / Parish Comments

No objection.

Severn Trent Water

No objection.

Highways

No comments received within consultation period.

OFFICER COMMENTS

Principle of Development and Impact on the Green Belt

Policy SS9, the smaller villages area strategy states that development in these settlements shall provide only for appropriate development which enhances community vitality or meets a social or economic need of the settlement and its hinterland.

The Council and its partners will achieve this through the following actions:

Enhance community vitality by:

- Enabling small-scale new employment development including 'live-work' developments which are for a rural enterprise or an existing authorised business use;
- Supporting the diversification of existing farm enterprises

As stated within the planning statement supporting the application the development will provide improved capacity for an existing agricultural business and is therefore considered acceptable.

Policy SS10, sub-section 6 states that the Local Plan 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.

Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- (a) buildings for agriculture and forestry;

As the development is a building for agriculture use the principle of the development is acceptable subject to an assessment on the impact on the openness of the Green Belt.

The proposed building will be seen in context with the applicants dwelling and other buildings which is considered modest in size considering the size of the land that it will be located on and the overall size of the agricultural holding.

Design and Visual Amenity on the Landscape and Setting

The application site is located in a Special Landscape Area. Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognising the intrinsic character and beauty of the countryside

Policy SS10 states that the Local Plan gives priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;

Policy DC 3 of the Local Plan states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;

2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

The landscape and settlement character assessment 2008 states that within this fringe the colour of prefabricated agricultural buildings should be determined taking careful account of position, predominant tones of adjacent vegetation, local materials and sky, so as to minimise the visual impact of the development.

The proposed building has been designed for the purposes of agricultural use and the materials are considered appropriate. The location of the building is close to other buildings within the vicinity means that the building does not appear to be isolated. When viewed from the adjacent road and footpaths the building will not look out of keeping in the area as agricultural buildings are to be expected in rural locations. There are also a number of other agricultural buildings within the area and therefore the proposed development is not considered to have a detrimental impact on the character and appearance of the landscape and setting.

Amenity

The proposed building is located close to the landowners dwelling but there will not be a tie linking the building to the dwelling. Notwithstanding this as the building is for agricultural purposes as described in the planning statement and is therefore not considered that the use would have a detrimental impact on the amenity of this property if it was sold in the future.

Due to the distance between the building and other neighbours at The Willows and Hilwyn, no other amenity impacts are anticipated.

Highway Safety

The highways authority has not responded to the application, however as the proposed development does not include any changes to the existing access and will not have a detrimental impact on parking, the development will not cause an increase in trip generation and therefore it is considered that the development will not have a detrimental impact on the highway.

Ecology

The application originally does not seek to remove any trees or hedges or existing buildings and as such the development is considered to have an acceptable impact on ecology.

CONCLUSION / PLANNING BALANCE

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Nicole Quinn

Recommendation Date: 12/04/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council