

DELEGATED DECISION REPORT

SMD/2023/0127
Valid 08/03/2023

HURST VALE HOUSE
HURST ROAD
BIDDULPH

REPLACEMENT HAY
STORAGE BUILDING

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt and the Character and Appearance of the Area

DESCRIPTION OF SITE

The site is located on Hurst Road, Biddulph. It is located outside of the development boundary and around 0.6km from it at the nearest point. The site is around 1.4km North-West of the village of Biddulph Moor and 1.6km North-East of the town of Biddulph.

The application site consists a small portion of land measuring 1370sqm in the wider site. The current use of the application site is part residential and part agricultural. The existing residential dwelling consist a traditional stone cottage typical of those found in the area with intersecting dual pitched roofs with a tiled finish.

The remainder of the land outside of the domestic curtilage is open grass land and existing agricultural type sheds finished in a mix of masonry blockwork timber cladding and corrugated steel cladding. In the area of the proposed building recently stood a hay storage building that was dilapidated structurally unstable and therefore recently demolished in 2022.

The building was finished in corrugated cement based cladding and asphalt coated cladding with a structure formed in timber. This application seeks to provide a replacement building of a slightly larger footprint. Images of the existing building demolished can be found below.

The site has a single access point off Hurst Road down a steep driveway. In all other directions is open green belt land with domestic and farmhouse dwellings and associated agricultural buildings positioned across the landscape. The woodland of Biddulph Grange Country Park is to the southern edge of the applicant's narrow linear land holding of approx. 2ha.

PROPOSAL

The application proposes the erection of a modest haybarn (5.8m by 10m) to be located in a gap within other ramshackle shelters and sheds on land approx. 40m to the rear (south west) of the dwelling.

The building would have low level concrete block base with black corrugated cladding and roofing above. The roof would slope with a mono pitch sloping across the width of the building.

The application refers to the development as a replacement and provides photographs of a ramshackle timber frame/metal clad shelter building that occupied the location, the presence of the structure is verified with aerial photographs. However, it has since already been demolished and the rear cleared.

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

None relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 17th April
Neighbour consultation period ends: 17th April
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Biddulph Town Council: 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.

Two such exceptions include a building for agriculture; and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The proposed building is described as a hay barn and detailed on plan as being for the storage of a tractor, implements and hay in connection with the agricultural use and maintenance of the 2ha of agricultural land holding that forms a linear run to the north of the Biddulph Grange country park. The presence of an earlier building is

apparent in submitted photographs and on aerial photographs, it was a comparatively sizeable shelter building of ramshackle construction most obviously provided for the storage of hay or other agricultural purpose. As a replacement the proposed building would be also used for that type of storage and would not be materially larger.

The proposed development would be provided for by both of the exceptions discussed here and would therefore not be inappropriate and harmful to the Green Belt.

Design and Impact on the character and appearance of the area

The development would be located on the footprint of a previous building that has been recently removed to create a gap within a run of rudimentary shelter and shed structures that form a linear arrangement either side of a single access track and adjacent to tree and hedge lined field boundary. The development would sit, with sense of place, within that context assisted by a recessive dark colour. The existing tree and hedge lines conceal the site and it is not visible from any point along Hurst Road to the east or the nearest public footpath and the edge of Grange Wood to the south.

The replacement building would have continuity with the adjacent buildings and structures it would not be intrusive in the countryside or be harmful to the character of the land scape. There would be no conflict with policies DC1 and DC3 of the Local Plan.

CONCLUSION / PLANNING BALANCE

The development would not be inappropriate and harmful to the Green Belt. There would be no harm to landscape character. No conflict with the policies of the Local Plan that are listed above or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 03/05/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council