

DELEGATED DECISION REPORT

SMD/2023/0019
Valid 16/01/2023

NEW HOUSE FARM
LUZLOW LANE
BAGNALL

DEMOLITION OF EXISTING
OUTBUILDINGS AND
REPLACEMENT
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- ☐ Principle of development within the Green Belt
 - ☐ Design and visual impact
 - ☐ Agricultural justification
- Effect on residential amenity.
Ecology

DESCRIPTION OF SITE

The application site is New House Farm, Luzlow Lane, Bagnall. The size of existing farm buildings are located adjacent to the western side of the public road Luzlow Lane. There are sporadically sited dwellings and a caravan park within the vicinity. There are several agricultural buildings on the site linked together in groups. They appear to have grown up organically and are in poor state of repair. One of the more substantial buildings has consent for a class Q residential conversion. The other buildings are proposed to be demolished and a new agricultural building constructed to replace them. This is the planning application for the replacement building.

There is a significant hedge and belt of small trees on the road boundary.

The property stands within the Green Belt, there are no listed and does not form part of any Conservation Area. There are no protected trees which need to be considered. Land levels within the site vary. Around the application building the land is higher to the east where the road is, sloping gradually downwards towards the west.

PROPOSAL

Planning permission is sought for an agricultural building which is to be used as a mixed use agricultural building including the housing of animals, machinery and fodder store. The new building will be approximately 24m by 11m with a eaves height of 5m and a eaves ridge height of 6.4m. The new building is to be located to the north of the existing buildings along side the road.

The building will be concrete with metal cladding above (Juniper Green) on three sides and open on the other side

The proposal includes the demolition of 3 existing buildings. If the class Q permission DET/2023/0001 is implemented then these buildings are required to be demolished.

The access to the building will be via an existing access to the south of the proposed building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles

SS10 Other Rural Areas Strategy

DC1 Design Considerations

DC2 The Historic Environment

DC3 Landscape and Settlement Setting

NE1 Biodiversity and Geological Resources

Appendix 2 Parking Guidance

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

National Planning Policy Framework

Including sections;

2: Achieving sustainable development

6: Building a strong, competitive economy

9: Promoting sustainable transport

12: Achieving well-designed places

13: Protecting Green Belt land

15: Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2023/0001 Class Q conversion of an agricultural building . Approved Feb 2023

SMD/2020/0492 First floor extension to farm house. Approved 13 11 20

SMD/2020/0019 Replace existing domestic Garage. Approved 28 02 20

SMD /2018/0542 Extension to house Approved 21 06 19.

CONSULTATIONS

Publicity

Site Notice expiry date: 13/03/23

Neighbour consultation period ends: 10/2/23

Press Advert: N/A

Public Comments

Neighbour comments No representatives received.

Parish Council Comments

The Council resolved to have no objection to the application.

Environmental health

No objection requested condition controlling:

Hours of works

Pollution

Nature of fill material

Un expected contamination.

OFFICER COMMENTS**Principle of Development- appropriateness in the Green belt**

The application site is located in the Green Belt whereby policy SS10 of the Local Plan is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

The National Planning Policy

Framework (the Framework) says that the construction of new buildings in the Green Belt should be regarded as inappropriate and, by definition, harmful. Paragraph 149 then goes on to give some exceptions to this, one of which, criterion (a), is the erection of buildings for agriculture and forestry.

It is accepted that the proposed building can be defined as an agricultural building by reason of its design and arrangement. It is recognised that agricultural need is not given in the Framework as a factor to be used in assessing whether or not the building falls under this exception in paragraph 149. Accordingly, it is concluded that the building is not inappropriate development in the Green Belt by reason of paragraph 149(a) of the Framework.

Agricultural justification

While the framework under Green Belt Policy does not require justification for agricultural needs, the Council accepts that the building is a typical size for a building which operates of agricultural business for a holding. The building will replace several agricultural buildings, of a similar footprint, which are old and in poor repair and of limited value as modern agricultural buildings. The new building is approximately 1650sqm.

The applicant indicates that the cubic content of the 3 buildings which are to be removed is 1,675 cubic meters and the cubic content of the building created is 1,650 cubic meters. The holding does not have any other large buildings on it. The design of the building with its open side should provide facilities for the housing of animals providing with sufficient ventilation. It will further provide cover for the other uses proposed.

Character and Design

The NPPF requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture.

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The proposal will result in the loss of the existing buildings on site which are traditional farm buildings but in a poor state of repair and unattractive form. Their cubic size is marginally greater than the proposed building.

The proposed building is off a typical design for a modern agricultural building. Accordingly, the building, in terms of its design, would not appear at odds with the existing rural character of the area. The colour of the sides of the building have been specified and their colour will reduce its visual impact.

The site of the building is set down and away from the road and so this will help reduce its visibility. Further it will be screened by a hedge and row of small trees which the line the road boundary and would provide significant screening.

The proposal would not detract unacceptably from the character and appearance of the area and not be in conflict with Policies SS1, SS10, DC1 in the Staffordshire Moorlands Local plan, which, among other things, seeks development that respects and retains the distinctive character and quality of the landscape and natural environment in the district.

Taking the above into account, this application is therefore considered to be in substantial accordance with the relevant part of Policy SS1, SS10 and DC1 of the Local Plan.

Neighbours amenity

Policy DC1 refers to developments protecting the amenity of the areas including protecting residential amenity.

The proposed new agricultural building will be close to the class Q residential barn conversion being a distance of 12m with the vehicular access being closer. The buildings is to be used for the housing of animals and their potentially could be residential amenity issues with the closeness of the new structure. From the response from Environmental Health section their appears to be no concern about the effect that the building will have on the residential activity.

Luzlow Farm also lies 80m to the south east of the site and Luzlow Nursery on the opposite side of the road. With the existing boundary treatment and distance, it is considered that neither of these dwellings would be affected by the sitting of the new building.

The building does not appear to cause this concern and thus would appear not to be contrary to policy.

Ecology

Policy NE1 of the local plan relates to biodiversity and geological resources. It states that biodiversity will be conserved, enhanced and positively managed in order to resist any proposed development which could have an adverse effect upon protected species. The policy also seeks to ensure a net biodiversity gain, ensuring that any unavoidable impacts are appropriately managed.

An ecological survey has been provided and it concludes that there are bats and birds in the area and provides recommendations as how the harm to the ecological value of the demolished buildings can be compensated.

It is suggested that a condition is added to any grant of planning permission in relation to the demolition works to building B2, to ensure this does not take place during the bird nesting season when disruption to habitats could occur.

The report also identifies that there is a low potential for bats in building B4, but from the survey work carried out in August and September 2022 bats were recorded in this building, which is due to be demolished as part of these proposals. The report recommends that a natural England licence will be required, and compensatory measures required. These matters can be secured by condition, but ultimately the Natural England licence process will determine how the works can proceed. In respect of Buildings B3 and B5, also shown to be demolished, the report concludes that no nesting birds or bats were found to be present in these buildings, and therefore there is a low to negligible bat roosting potential. Subject to condition to secure compliance with the recommendations of the report and to secure the compensatory measures identified, it is considered that the proposed development accords with Policy NE1 of the adopted Core Strategy.

Highways

The proposal will use an existing vehicular access which would appear to have been used for the agricultural buildings which are to be demolished. As this access is already available for the use of the farm it would appear acceptable for this access to be used.

CONCLUSION

Accordingly, I conclude that the proposal would be essential development in the open countryside. It is not contrary to Green Belt guidance and not contrary to policy SS10 and would not cause unacceptable harm to the character and appearance of the area. There appears to be no concern about the effect that the creation of building housing animals would have on residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Alan Lynch

Recommendation Date: 24/05/2023

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council