DELEGATED DECISION REPORT

SMD/2023/0331 **Valid 05/07/2023**	**FOREST FARM** **ASHBOURNE ROAD** **CALTON MOOR** **ASHBOURNE**	**ERECTION OF AGRICULTURAL BUILDING TO HOUSE PARLOUR AND DAIRY** **(FULL - MINOR)**

MAIN ISSUES

- Impact on the character and appearance of the area and the amenity of neighbours

DESCRIPTION OF SITE
Existing established farm surrounded by open undulating farm land with small scale irregular field parcels. The farm grouping consists of a dwelling with a linear run of adjacent sheds. The farm is to the south of Ashbourne Road and a straight 200m access track is at right angles to the road.

The farm occupies a dip or shallow valley in the landscape. The open farmland is broken up by clusters of mature trees and traditional hedgerow boundary.

PROPOSAL
This application proposes further addition to the western side of the Phase I and II livestock buildings, recently approved but not yet built.

This proposal to build parlour and dairy facility would be one half of a slimmer gabled building that would adjoin end to end to the side of development already approved (the second half proposed as a covered collecting yard under application SMD/2023/0333).

The building would have a concrete base with timber Yorkshire boarding above.

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
SMD/2021/0311 Proposed Silage Clamp. Approved.

SMD/2021/0273 Proposed livestock housing building. Approved.
SMD/2021/0298 Proposed livestock housing building. Approved.
SMD/2023/0149 Phase I cattle housing building. Approved.
SMD/2023/0150 Phase II cattle housing building. Approved.
SMD/2023/0333 Erection of covered collecting yard. Pending.

CONSULTATIONS

Publicity
Site Notice expiry date: 11.08.2023
Neighbour consultation period ends: 11.08.2023
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Blore with Swinscoe Parish Council: Awaited

OFFICER COMMENTS

Principle of Development
Policy SS10 of the Local Plan confirms that the rural areas will provide only for development which has an essential need to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. This will be achieved by, amongst other measures, enabling the limited expansion or development of business for employment uses where a rural location can be justified.

In this particular case the applicant has a long established agricultural enterprise, across three sites, with a sizeable land holding and large head of cattle. The proposed building will provide essential animal housing for the 'organic' dairy farm. The proposed building is therefore in accordance with policy SS10 of the Local Plan.

Impact on Character and Appearance
The proposed building is to be located within proximity of existing development and farmyard to the exposed side of an existing housing building and sileage clamp. The development would extend further into the open field to the west. The building would have a typical agrarian appearance, similar to the adjacent building to the east and common to existing onsite and nearby development. The building would have a much narrower width (15m) than the adjacent cattle buildings and as such the roof height of the proposed additions would be considerably lower than, and subordinate to, that of the adjacent taller and much larger building. The building would not in these regards be at odds with the agricultural character of the area and landscape and would provide a kind of taper to the end of this extending run of development.

In any views from Ashbourne Road, to the north, or the A52 to the west, the building would appear as part of a line of low profile farm sheds set down in a natural dip in the landscape and cut below the rising land level, where it would have limited interference

with the views of the landscape beyond. From the south there are no roads or footpaths that would provide views of the development from public vantage.

In these regards the local landscape would be protected, and the development would not lead to prominent intrusion into the countryside or have a significant adverse impact on the character of the landscape. The proposed development will consequently not derive any conflict with policies DC1 and DC3 of the Local Plan.

Amenity
The introduction or expansion of animal housing could produce noise or odours that affects the amenity of nearby residential neighbours. Local Plan Policies DC1 and SD4, seek to protect amenity from poor design or polluting developments. The development would occur on the site of an existing established dairy farm adjacent to a substantial range of existing sheds that provide animal housing. The additional housing would be provided adjacent to the existing farm, it would be relatively isolated surrounded by open farm land in all directions, on existing farmland, where there are other farms nearby, odour or noise levels should not be raised significantly above existing or background level. There is one dwelling that would be within 400m of the development, it is Calton Moor Farm, 260m to the north west, on the other side of Ashbourne Road. It is far enough away, the other side of the busy main road, not to be affected by the development and in any event has historically operated as a neighbouring farm. The risks and potential for amenity harm or complaint is very low, the development would not conflict with policies DC1 or SD4 in these regards.

CONCLUSION / PLANNING BALANCE
Acceptable development to support the diversification and expansion of an existing farm enterprise in the other rural areas. The development would be well designed and located with minimal impact on the character and appearance of the area or the amenity of neighbour's within the vicinity. The development would comply with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 30/08/2023

X

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council