DELEGATED DECISION REPORT

SMD/2023/0445 **Valid 29/08/2023**	**LITTLE BLYTHE FARM** **LEEK ROAD** **WESTON COYNEY**	**RETROSPECTIVE PLANNING PERMISSION FOR 2 NOS. TIMBER SHEDS** **(FULL - MINOR)**

MAIN ISSUES

- Whether or not the proposal amounts to inappropriate development in the Green Belt.
- The impact on the character and appearance of the rural area.
- The impact on residential amenity.

DESCRIPTION OF SITE
The site lies in the open countryside a short distance to the north of Weston Coyney and comprises a field on the south-east side of Leek Road and on the north-east side of Roughcote Lane. There is a former farm to the north-east of the site, Little Blythe Farm which comprises former farm outbuildings converted into dwellings including The Hayloft on the north-east boundary of the site. The access road to the converted dwellings runs along the south-east side of the site. The site is otherwise surrounded by open land and is in the Green Belt.

The timber sheds sits parallel to stables separated by the access road to the south west of the site. The sheds themselves are typical domestic timber sheds with one third of the build in concrete blocks.

PROPOSAL
This is retrospective planning application for the timber sheds placed against the access track to the south-west in the fields. They are standard domestic garden sheds with concrete block foundations and built up with timber walls and roof felt sheeting. The large shed has 2.9m to the ridge of a dual-pitch roof and the smaller shed has a ridge height of 2.2m.

This application was submitted following enforcement investigations.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC3 Landscape Setting

National Planning Policy Framework
Section 13 Green Belt policy

SITE HISTORY
None

CONSULTATIONS

Publicity
Site Notice expiry date: 3/1023
Neighbour consultation period ends: 27/09/23
Press Advert: N/A

Public Comments	Three representatives in support -sheds used for maintenance of land
Caversall Parish Comments	No objection

OFFICER COMMENTS
New buildings are generally not allowed in the Green Belt although there are exceptions as listed in paras 145 and 146 of the NPPF which are not considered to amount to inappropriate development in the Green Belt. Buildings for agriculture and forestry come under that list and are regarded as acceptable in the Green Belt. The sheds, as per the agent's justification, is for vehicle storage, tools and agricultural paraphernalia in connection with the land. A condition to this effect will be added to any decision to ensure the use of the sheds are for the purposes of maintenance of the land.

The principle of the sheds in the Green Belt is therefore acceptable.

Design and visual impact
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.

The existing sheds relates well to other development such as a stable, adjacent track alongside the existing fence and buildings within close proximity. It's recognised that the timber sheds are domestic in appearance typically found in suburb gardens than an open field. However due their siting and modest scale, they would not unduly harm the character and appearance of the area.

The sheds for the storing of tools and agricultural machinery are proportionate to the land holding as well as considered necessary and reasonable. The boundary with Roughcote Lane is open but as the sheds sit next to mature trees and other developments. As such it would not have a prominent or harmful impact on the rural landscape or the immediate rural character and appearance of the area.

Neighbouring amenity
Policy DC1 of the adopted local plan requires new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

With regard to residential amenity, the sheds exist for the necessary means to maintain the land and to the agent's admission, to later develop the land for a future

orchard. The scale of operation to utilise the land for this purpose would be dependent on the necessary tools and machinery which given the scale of the sheds would be considered modest and therefore, I do not envisage there to be extensive works on the land that would comprise the neighbours living conditions in terms of noise or disturbance or any other impacts on a day to day basis.

Due to their small scale and distance from neighbouring properties the sheds would not cause any overlooking or overshadowing impacts.

CONCLUSION

The proposal would not amount to inappropriate development in the Green Belt and would not harm the character, appearance or amenities of this rural area. It would comply with both the Council's Core Strategy policies and the government planning guidance in the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li
Recommendation Date: 11/10/23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council