

DELEGATED DECISION REPORT

SMD/2023/0527
Valid 25/10/2023

CONEYGREAVE FARM
BIDDULPH ROAD
HORTON

PROPOSED GENERAL
PURPOSE AGRICULTURAL
BUILDING

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on character and appearance of the area

DESCRIPTION OF SITE

Coneygreave Farm is accessed from Biddulph Road. Biddulph Road is a Classified C road. Coneygreave Farm is located within Flood Zone 1. The applicant operates a smallholding with land holding extending to 5.813 acres.

The application property consists of the traditional farm cottage surrounded by farm land within the Green Belt. Adjacent, to the east, the stone farm buildings have been converted to provide the neighbouring dwelling at Coneygreave Barn.

The application site consists of the concrete pad once occupied by a pig sty building to the west of the farm cottage.

PROPOSAL

The proposal is to construct an agricultural building at Coneygreave Farm. The proposed building is to be of a steel portal framed construction and erected on the site of a former pig building. The building will measure 18 metres long by 6 metres wide (external dimensions) and will house approximately 4 No. Suckler cows along with storage for farm machinery, fodder and bedding. The building would have a concrete base and Yorkshire board cladding.

This building will sit on an existing concrete pad. This concrete pad was formally part of the pig building which can be seen in historic photos.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS1 Other Rural Area
DC1 Design Considerations

DC3 Landscape Character
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 15/12/2023

Neighbour consultation period ends: 15/12/2023

Press Advert: N/A

Public Comments

One close neighbour has confirmed that they support the application

Town / Parish Comments

Horton PC: No Objection

Staffordshire County Council Highways

No objection/acceptance.

Access to the proposed building will be via an existing access off Biddulph Road detailed on Drawing No. 3409-001. It is noted within the Supporting Statement the building will be used in conjunction with the applicant's existing farm business.

The proposal is in line with the existing agricultural use of the land, and it is considered that no significant additional trips will be generated.

The proposal will not have a detrimental impact on the highway and therefore I have no objection to the proposal (SMD/2023/0527).

OFFICER COMMENTS

Impact on the Green Belt

The appeal site lies within the Green Belt. The Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It goes on to state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; and that the construction of new buildings within the Green Belt is inappropriate development.

There are however a limited number of exceptions to this, as set out in the Framework, including that at paragraph 149 a) which refers to the provision of a building for the purposes of agriculture.

Policy SS10 of the Staffordshire Moorlands Local Plan 2020 (SMLP) sets out that strict control will be exercised over inappropriate development, allowing only for exceptions as defined by Government policy.

The building would be a relatively modest shed on agricultural land proportionate to the holding, there do not appear to be any other farm buildings available to the applicant on the holding and currently make use of their neighbour's generosity. The applicant states that the building would be used to house cattle and store farm machinery. There is evidence of agricultural use of the property and surrounding farm land, with grazing livestock present at the time of the officer's site visit. The building would have Yorkshire board walls that would provide enclosure for storage and retain ventilation for animal housing. The reasonable conclusion is that the building is for agricultural purposes, it would be provided for by the exception. The development would not be inappropriate and there would be no harm to the Green Belt.

Impact on character and appearance of the area and landscape character

The building would be of a conventional agricultural design – dark green full pitched sheet roof and Yorkshire timber board. The building would be modest and proportionate with the holding. It would be located within an existing area of enclosure where there have previously been old buildings and an adjacent allotment. The enclosure is formed by sheep netting fencing and a cluster of trees.

The development would be in keeping with the character and appearance of the area and it would not cause a significant or alien intrusion to the landscape it would not harm the countryside amenity enjoyed by users of the public footpath to the north.

There would be no conflict with Local Plan policies DC1 or DC3 of the Local Plan.

Amenity

The modest building would provide winter housing for a small number of cattle. The site is on the other side of the property to the adjacent neighbour to the east, some 50m away. It would occupy a location within existing enclosure adjacent to an area of allotment. On the applicant's evidence the site previously provided an old pig sty, since removed.

Given the distance from the neighbour and the modest capacity of the building, the development should not have an adverse impact on the neighbour's amenity, particularly as they have their own cattle shed to the rear of their property. There would be no conflict with Local Plan Policy DC1 or SD4 in these regards.

CONCLUSION / PLANNING BALANCE

Modest agricultural development on a small holding. There would be no harm to the Green Belt or the character of the landscape. The building would be remote from the adjacent residential neighbour that is on the other side of the property. There would be no conflict with Local Plan policies SS10, DC1 or DC3 or the terms of the NPPF.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14/12/2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council