

## DELEGATED DECISION REPORT

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**SMD/2023/0588**  
**Valid 29/11/2023**

**HIGH UP FARM HIGH UP**  
**LANE**  
**POOLEND**  
**LEEK**

**MIXED-USE AGRICULTURAL**  
**AND EQUESTRIAN BUILDING**  
  
**(FULL - MINOR)**

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### MAIN ISSUES

- Impacts on Character and Appearance

### DESCRIPTION OF SITE

Replacement cottage in isolated open countryside location. Red brick double fronted cottage with roadside frontage. Existing red brick out building to rear. To the rear of the dwelling's curtilage the applicant owns a 1ha area of rectangular field. A narrow concrete road leading to a farm flanks the side of the property. Surrounded by grazing fields, traditional hedgerow forms field and roadside boundaries. In an area of Landscape characterised as Dissected Sandstone Uplands.

### PROPOSAL

To build a multi-purpose rural building at the rear of the dwelling within farm land to the rear. The development would provide two stable stalls and a general agricultural storage space.

Timber board external facing material and a full pitch felt shingle roof. 3m to eaves and 5.5m to ridge. 10m by 6.5m.

The long side of the building would be positioned against the existing hedgerow boundary to the adjacent farm land and farm track.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives  
SS1 Development Principles  
SS10 Other Rural Area  
DC1 Design Considerations  
DC3 Landscape Character  
T1 Development and Sustainable Transport

#### National Planning Policy Framework

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0571 Installation of underground slinky loops to serve a domestic ground source heat pump. APPROVED

SMD/2016/0691 Domestic Biomass outbuilding/shed APPROVED

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 09/01/2024

Neighbour consultation period ends: 09/01/2024

Press Advert: N/A

### **Public Comments**

None

### **Parish/Town Council**

Parish Council: Awaited

### **Environmental Health**

No objection nearest dwelling is 250m away.

## **OFFICER COMMENTS**

### **Principle of Development**

Local Plan 'other rural area' strategy SS10 confirms that these areas will provide only for development which 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 applicant has 1.3 ha of farmland within the same unit of ownership that would inevitably require certain management and maintenance activity and is likely to be used for some agricultural activity. The applicant also wishes to stable horses in the building and graze them on the land – a reasonable use of rural land and building. The development therefore, would appear to be essential and appropriate to the rural area.

### **Design and Impact on the Character and Appearance of the Area**

The building would be sited with a close association and proximity to the dwelling and existing outbuildings in an area to the rear of the enclosed garden. While the outbuilding would extend the range of building toward and into the field to the north west it would be located against a strong boundary hedge line and would be concealed when the property is viewed from the road to the front.

The building would be of very simple form and, as an agricultural building, relatively modest size. There would be views of the building's side elevation from the road to the west – a small portion of elevation visible above the hedge line.

Using timber board facing material and a felt shingle roof the character and appearance of the building and its arrangement with the farm would not be dissimilar to many traditional isolated moorlands farm steads and would be in keeping with the arrangement of traditional hedgerow and grazing field and the surrounding landscape.

The character and appearance of the landscape and the surrounding countryside would not be harmed by the development.

**Amenity**

The nearest neighbouring dwelling is more than 250m away from the development. The use of the proposed building should not be inherently noisy or generate strong odour. Environmental Health officers have suggested a condition relative to the storage of manure.

**CONCLUSION / PLANNING BALANCE**

The development would provide storage facility to support the agricultural maintenance and use of the land without adverse impact on the character and appearance of the landscape. The development would be compliant with the Local Plan policies listed above.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Ben Hurst**

**Recommendation Date: 24/01/2024**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**