

DELEGATED DECISION REPORT

SMD/2023/0136
Valid 04/03/2024

BARN ON THE ROCKS
UTTOXETER ROAD
DRAYCOTT IN THE MOORS

SUPPLYING EVIDENCE FOR
RETROSPECTIVE
APPLICATION OF A LIVE
STOCK SHED AT BARN ON
THE ROCKS.

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt; character and appearance of the area; and the amenity of neighbours.

DESCRIPTION OF SITE

The application concerns a partially finished timber clad shed located in the Green Belt against the western hedgerow boundary to a 2ha field parcel behind, and to the south of, the applicant's property. To the other side of the boundary the neighbour to the west has a couple of greenhouses and an allotment type parcel.

The applicant lives in the converted roadside barn, 50m to the north of the application shed, that fronts Uttoxeter Road to the north. The shed and the field are at a higher level than the roadside buildings, the field is enclosed by mature native hedgerow. At the time of inspection there was a small tractor inside the shed and cattle grazing on the field.

The nearest neighbours are at Blakeley House - 70m to the west of the shed, separated by the neighbour's own field parcel and two hedgerow boundaries; and Bank Cottage – a roadside dwelling adjacent to the applicant's converted barn, the applicant's 2 ha field is at a higher level behind and to the south of the neighbour's dwelling a mature hedgerow boundary screens the shed and field from the rear of the neighbour's dwelling.

PROPOSAL

The application proposes to complete and retain the shed for agricultural purposes. The shed is 5m by 6m. A light steel structure has been erected on a concrete pad and roofed with metal sheet. At the time of inspection the frame had been partially clad with timber boarding.

Importantly, there is no proposal to use the shed or the land for business purposes associated with the applicant's employment as a stone mason. The application form states that the shed would shelter cattle and at the time of inspection it housed a small tractor. Any future use of the shed or land would be a matter for planning enforcement as a breach of planning control.

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/2017/0699 Conversion of barn to dwelling. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 29/04/2024
Neighbour consultation period ends: 29/04/2024
Press Advert: N/A

Public Comments

Objections from both near neighbours. There is some concern that the shed has in the past or is to be used for storing and cutting stone associated with the applicant's stone mason business. It is said that the shed can be seen from parts of the Blakeley House property and that from Bank Cottage the shed is an eyesore and 'clearly' visible.

Town / Parish Comments

Draycott in the Moors CP: Awaited

OFFICER COMMENTS

Impact on the Green Belt

The application is for a shed for the purposes of agriculture, with consideration of the building's modest size, character and design; its location on a 2ha field, used to graze cattle; and its use to house farm machinery at the time of inspection, there is no reason to find differently.

The applicant explains observations that he has previously stored or cut stone on the land or in the shed, as works relating to his ongoing work on the converted barn. In any event, there is no proposal, as part of this application, to provide for business use.

One of the Green Belt exceptions on the closed list at paragraph 144 of the NPPF provides for buildings for agriculture. As the building in this case is for agriculture it would not be inappropriate development in the Green Belt and, as such, there would be no harm to the Green Belt.

Design and Impact on the Character and Appearance of the area

The shed is modestly sized and appropriately located to the edge of the field against a mature hedgerow boundary. It has a sense of place and is not intrusive in the landscape. The timber cladding partially carried out and to be completed gives the shed a rustic and agrarian appearance that would be in keeping with the rural character and appearance of the area and farming landscape. Due to the distances of separation, the difference in levels in the case of Bank Cottage, and the maturity of hedgerow boundaries, the shed does not appear unreasonably obtrusive or imposing from neighbouring properties.

There would be no conflict with policies SS10, DC1 or DC3 of the Local Plan in these regards.

Impact on Amenity

A very modest agricultural shed for small scale storage or animal shelter should not be the cause of undue noise or disturbance, particularly given the size of the shed and separation distances to neighbouring properties.

There is some concern about use of the shed and land to store and cut stone for business purposes, but this does not form part of the proposal and the application must be determined on how it is presented. Unauthorised uses of the land and shed would amount to a breach for the purposes of planning control.

CONCLUSION / PLANNING BALANCE

Very modest shed for purposes appropriate to the Green Belt. The shed would be of acceptable character and appearance suitably located to the edge of the field against hedgerow boundary. Compliant with the Local Plan policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 29/04/2024

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council