

DELEGATED DECISION REPORT

SMD/2024/0132
Valid 27/03/2024

MANOR PARK
FARMHOUSE PARK LANE
CHEADLE

PROPOSED GENERAL
PURPOSE AGRICULTURAL
BUILDING TO HOUSE AND
LAMB SHEEP AND FOR THE
STORAGE OF FODDER AND
IMPLEMENTS

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Design and visual impact
- Neighbouring amenity
- Highway safety

DESCRIPTION OF SITE

The application site relates to a farmstead associated with Manor Park Farmhouse, Park Lane outside of the development boundary of Cheadle. The site is currently open field land, elevated with the land rising from the access track to the south to Manor Park Farmhouse. Access is taken via a long and narrow single width track from Park Lane which serves the farmhouse and a number of other properties.

The site was previously had a menage however, at the time of visit, this was later removed.

PROPOSAL

Planning permission is sought for the erection of an agricultural building for storage and sheep housing. The building will measure 13.7m by 12m with a pitched roof measuring approximately 5.2m in ridge height. The floor space is 167m². The building will be steel framed, clad with Yorkshire boarding to the north, south and east elevation. Solar panels are also proposed to the south side elevation together with double sliding door tracks.

The building will be split into 2 sections, the larger section being used for the storage of fodder, bedding and implements and the remaining section used for lambing, welfare checks on the livestock and housing during periods of inclement weather.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area
DC1 Design Considerations

National Planning Policy Framework
Section 13: Protecting Green belt land

SITE HISTORY

SMD/2023/0341	Demolition of existing stable and erection of a single detached dwelling with associated hard and soft landscaping works and means of access	Approved 25/09/23
SMD/2003/1286	Construction of new drive	Approved 13/04/04
SMD/1986/0447	Change of use from store to meat cutting room	Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 20/05/24
Neighbour consultation period ends: 6/05/24
Press Advert: N/A

Public Comments	No neighbour representations
Cheadle Town Comments	No comment
Staffordshire County Council Highways	No objection
Severn Trent Water	No comment
Environmental Health	No objection subject to conditions

OFFICER COMMENTS

Impact to the Green Belt

The application site is located in the Open Countryside and Green Belt whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that 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.

Under Section 13 of the NPPF states 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 exceptions to this as set out in paragraph 154 g) which refers to the provision of a building for the purposes of agriculture.

The proposed development is for an agricultural building on a small farm holding. An agricultural holding number has been provided.

The new building is approximately 167sqm, proportionate to the land it sits within and the design of the building would provide facilities for the storage and sheep housing. I am satisfied that use of the building will be used for agricultural purposes and therefore, the principle of a building in this location, in the Green Belt, is acceptable.

Impact to the wider surrounding area

The proposed development would be located to the east of the applicants site and surrounded by open countryside. The nearest public highway and within the existing yard which is screened by tree planting and hedges and therefore would not be visible from the public highway. The size of the building is considered to be justified considering the size of the holding and the applicants' intentions to increase the size of the holding. The building may be visible from FP Cheadle 46 but when viewed would be clearly seen as an agricultural building associated with the land. Which is to be expected in an agricultural area. As such the development is not considered to be detrimental to the visual amenity of the area.

Impact to 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.

Aside from the applicant's property, located north west of the site, the nearest neighbouring property is 'Park Farm Cottage.' This property sits further north west of the site 'behind' the farmhouse associated with the agricultural holding. The distance between the agricultural building and this building is approx. 110m. At this distance it is considered that the proposal will not result in any impact upon the residential amenity of this or any other property within the wider area. Furthermore, given the rural location and operation associated with a small holding it is envisaged that neighbours would already experience some levels of disturbance. It is not considered that the proposal would cause any adverse effects in terms of overlooking or overbearing impacts.

With regard to concerns about noise and odours etc from animals EH have concluded that the area is will likely have low background noise and lighting levels and therefore raised no objection subject to conditions to protect neighbours during the operational phase of the development.

Based on the above, it is considered that the application satisfies policy DC1 of the local plan.

Impact on highway safety

Policy T1 states that planning permission will only be granted for development which incorporates satisfactory parking facilities.

The proposed development benefits from an existing access to the land.

The highway authority has been consulted on the development and considers the proposal is in line with the existing agricultural use of the land, and no significant impact is posed on highway safety.

CONCLUSION

The site is located in the Green Belt where there is a presumption against inappropriate development however, the proposal meets one of the exceptions set out in the National Planning Policy Framework. The proposed development is therefore in accordance to the Local Plan and Section 13 of the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 23/05/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council