

DELEGATED DECISION REPORT

SMD/2024/0173
Valid 19/04/2024

LITTLE GREENHEAD FARM
BROAD OAK LANE
KINGSLEY MOOR

ERECTION OF NEW BUILDING
TO COVER EXISTING FARM
SILAGE CLAMP

(FULL - MINOR)

MAIN ISSUES

- Impact on character and appearance of the area
- Impact on the amenity of residential neighbours

DESCRIPTION OF SITE

Little Greenhead Farm is situated in Kingsley Moor and is surrounded by several neighbouring farms. The location of the application site is on the east side of the holding, therefore benefitting from an appropriate level of existing building, hedgerow and distance screening.

The site lies within the Green Belt. There is an existing silage clamp on site measuring approximately 450m². This is currently an uncovered area tarp and tyre weights provide the topping. The clamp is to the southern edge of the farm site opposite a neighbouring dwelling that is on the other side of Broad Oak Lane approximately 40m away.

PROPOSAL

The dimensions of the proposed roofed silage clamp measures 30.48m x 15.24m by 6.71m to the eaves level with a roof pitch of 15 degrees to ensure sufficient space for modern machinery to pass in and out. The total floor area amounts to approximately 450m².

The structure and roofing will consist of a steel portal framed structure with dark (slate) blue box profile sheeting on three sides above concrete panel walls with the front of the building being open fronted. The sheets will be laid in accordance with the manufacturer's specification. The front (east) of the building open fronted to allow for ease of access and movement with regard to modern farm implements, machinery and fodder etc.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan Development Plan Document (Adopted 2020)

S01 Spatial Objectives
SS1 Development Principles
SS10 Other Rural Area Strategy
DC1 Design Considerations
DC3 Landscape Character

T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0351 Construction of new access. APPROVED.

DET/2019/0004 Portal Frame Shed. Prior Approval Granted.

CONSULTATIONS

Publicity

Site Notice expiry date: 14/06/2024

Neighbour consultation period ends: 14/06/2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley Parish Council: Unanimously support

Staffordshire County Council Highways

Acceptance

OFFICER COMMENTS

Impact on the Green Belt

The site is within the Green Belt where development is inappropriate and harmful, by definition, unless it is provided for by one of the exceptions on the closed lists at paras 154 and 155 of the NPPF. The NPPF makes it clear that 'substantial weight' should be given to any harm to the Green Belt and that planning permission should not be granted except in very special circumstances. 'Very Special Circumstances' will not exist unless the harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The first exception at paragraph 154 of the NPPF makes a provision for 'buildings for agriculture'. The application, in this case, clearly proposes the erection of a building for agriculture. The development therefore, would not be inappropriate and there would be no harm to the Green Belt in those regards.

Sustainability and Local Plan Approach to Development within Rural Areas

The site is outside of any of the settlements defined in the Local Plan with a settlement boundary. It is in an 'other rural area' of countryside. Local Plan Strategy for the 'Other Rural Areas', SS10, provides for development which has an essential need to be located in the countryside and supports sustainability of the rural areas. The Local Plan policy therefore, is obviously, in principle, supportive of proposals for agricultural development. However, the rural area strategy also requires development to enhance and conserve the quality of the countryside by prioritising the need to protect the

quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape.

Design and Impact on Character and Appearance of the Area

As a portal frame shed with slate blue cladding and roofing the building would essentially be agrarian in character and appearance, similar to other buildings on the site to the north. However, the development would be to the southern edge of the site visible from Leek Road, Broad Oak Lane and the Cottage on the other side of the Lane. In these regards it is of note that the proposed building would cover and conceal the top of a silage clamp that has been in situ for more than 10 years. Currently the tarp covering and tyre weights can be seen heaped above the concrete walls of the clamp with a rather untidy appearance within proximity of a neighbour, relatively conspicuously. The introduction of a covering building would conceal that untidiness and bring a more considered purpose built form of development.

While the building might appear larger and have a greater height profile than the clamp, it would not conceal or obstruct important or quality views of landscape beyond. The farm sheds behind to the northern edge of the site provide the back drop to the rear of the silage clamp and the development site.

In these respects the development would not make a prominent intrusion into the countryside or harm the quality of the countryside or landscape character. The development would comply with the NPPF and policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide 2018 for the area.

Impact on Amenity

There have not been any objections to the proposal. There are dwellings, not associated with agriculture, that would be within proximity of the proposed building and slurry store. The closest is Bradda Cottage some 100m on the opposite side of Barrage Road, the property was sent a letter of notification directly. The consultation response from Environmental Health is yet to be received. However, the site is already an established working farm that provides animal housing and slurry store. The farm is operating without complaint, it is not considered that the additional animal and slurry capacity would cause unreasonable harm to the living conditions of dwellings located to the edge of or within rural farmland. Covering slurry stores or having underground slurry stores can keep the rain out and odours and gasses like ammonia in. Ammonia and odorous gases are produced by microbial activity. These gases rise to the surface and are released at varying rates depending on the air speed over the surface. By covering a slurry store, emissions can be significantly reduced. Underground slurry stores or covers on conventional slurry stores are not airtight like those on anaerobic digesters. Therefore, gas can escape, but at a much-reduced rate compared to an open store. The development is not expected to cause conflict with policies DC1 or SD4 of the Staffordshire Moorlands Local Plan in those regards.

The closest dwelling to the development site is 'The Cottage'- situated opposite the development on the other side of Broad Oak Lane approximately 40m away. The neighbour already faces onto the pre existing silage clamp at the same proximity. The

silage clamp has been in situ for more than 10 years. Currently the dwelling has views toward the top of the silage clamp where the covering wrap and tyres would be visible above hedgerow boundary with a back drop of other farm sheds behind to the north of the farm yard. The introduction of a building to cover the clamp can only assist by containing any odours and tidying the view of the top of the clamp by providing a purpose built building to cover it.

The development would not unreasonably harm the amenity or living conditions of the dwelling opposite and there would not be any conflict with Local Plan policy DC1 in these regards.

CONCLUSION / PLANNING BALANCE

In principle, the policies of the Local Plan are supportive of agricultural development to assist agricultural enterprise. The proposed development would not be harmful to the character and appearance of the rural area and landscape and would not lead to prominent intrusion into the countryside. The development would not cause harmful visual intrusion for the neighbouring dwelling Green Head Cottage, opposite the development, or cause detriment to the amenity or living conditions of that property. In these respects the development would comply with the terms of the NPPF and policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design Guide 2018 for the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14th June 2024

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council