

DELEGATED DECISION REPORT

SMD/2024/0420
Valid 23/09/2024

99 BANK END FARM HIGH
LANE
BROWN EDGE

THE ERECTION OF AN
AGRICULTURAL STORAGE
BUILDING AND A TWIN SPAN
POLYTUNNEL FOR THE
NURSERY

(FULL - MINOR)

MAIN ISSUES

- Impact on the Green Belt
- Impact on Character and Appearance
- Impact on residential amenity
- Impact on biodiversity

DESCRIPTION OF SITE

Horticultural nursery that has a slim profile with its access and long side boundary adjacent to High Lane Brown Edge. The nursery site is largely concealed from public view by the roadside hedge.

The boundary to the open land to the north west is lined with a hedgerow that is subject to a preservation order.

The south west end of the site has a boundary with the residential neighbour at 49 High Lane Brown Edge. The garden boundary is a hedge of approximately 2m high.

PROPOSAL

To provide a storage shed and a polytunnel at the south western end of the site. Each building would have its end elevation built up to the boundary shared with the neighbour's garden.

The two buildings would be built side by side.

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
T1 Development and Sustainable Transport
NE1 Biodiversity
NE2 Trees and hedgerow

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

05/00426/OUT Erection of a dwelling REFUSED

CONSULTATIONS

Publicity

Site Notice expiry date: 18th November 2024

Neighbour consultation period ends: 18th Nov 2024

Press Advert: N/A

Public Comments

None

Town / Parish Comments

Brown Edge PC: No Objection

Staffordshire County Council Highways

No objection. No change to highway/access conditions

Severn Trent Water

No Objection subject to drainage condition.

SSC Historic Environment

No Objection

OFFICER COMMENTS

Impact on Green Belt

The development is provided for by the exception that appears in the NPPF for development provided for agriculture (or horticulture as included in the definition at s336 of the Act). The development would not therefore be inappropriate in the Green Belt and there would be no harm to the Green Belt.

Principle of Development

Policy SS10 of the Local Plan for the other rural areas generally makes provision for the development or expansion of rural business that would help support the rural economy.

Design and Impact on the Character and Appearance of the area

The development would have an appearance of other development similarly provided on the nursery site. The development would largely be concealed from public view by the hedgerow to the roadside and behind the site providing boundary to the open land at the north west.

Impact on residents amenity

The end, south west facing, elevations of the two adjacent developments would be placed

right up to the shared boundary with the resident at Fairview 49 High Lane. The shed and the Polytunnel buildings would be 4m in height against the 2m high boundary hedge and their elevations would flank much of the neighbour's garden to the side and rear of their property.

The width of the shed against the boundary would be 9m while the width of the polytunnel would be 12.8 against the boundary.

The development, with a large and functional appearance against residential garden boundary, would therefore be unreasonably overbearing and obtrusive in its relationship to the resident's primary area of outdoor amenity. In these regards the development would be contrary to policy DC1 of the SMDC Local Plan 2020.

Impact on Biodiversity

The application has not been submitted with a biodiversity assessment or metric to demonstrate how the development would impact upon biodiversity habitats, or the extent to which they would be lost as a result of the development.

There are areas of stone surface provided on the site mixed with other areas of earth, the land is not covered over by bound hard standing. The area is used to store plants and shrubs in the open that are exposed and available to wildlife. If they become stored inside and enclosed by the buildings the land will no longer be exposed and open to wildlife.

Also there is a hedgerow along the north west boundary that is subject to a preservation order. The long side elevation of the polytunnel, some 30m length of elevation, would be erected against the hedge.

The application does not demonstrate how such impacts can be mitigated and compensated for, with a scheme to replace such habitats with a net gain of 10% over pre-existing habitat. There would be harm to biodiversity, and in these regards conflict with policy NE1 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF.

CONCLUSION / PLANNING BALANCE

The end, south west facing, elevations of the two adjacent developments would be placed right up to the shared boundary with the resident at Fairview 49 High Lane. The shed and the Polytunnel buildings would be 4m in height against the 2m high boundary hedge and their elevations would flank much of the neighbour's garden to the side and rear of their property. The development would therefore be unreasonably overbearing and obtrusive in its relationship to the resident's primary area of outdoor amenity. In these regards the development would be contrary to policy DC1 of the SMDC Local Plan 2020.

The application has not been submitted with a biodiversity assessment or metric to demonstrate how the development would impact upon biodiversity habitats, or the extent to which they would be lost as a result of the development. The application does not demonstrate how such impacts can be mitigated and compensated for, with a scheme to replace such habitats with a net gain of 10% over pre-existing habitat. There would be harm to biodiversity, and in these regards conflict with policy NE1 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst

Recommendation Date: 18/11/2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council