

DELEGATED DECISION REPORT

SMD/2024/0180
Valid 07/05/2024

HULME FARM HOLLINGTON
ROAD
FREEHAY
CHEADLE

PROPOSED AGRICULTURAL
BUILDING TO STORE
AGRICULTURAL EQUIPMENT,
MACHINERY, ANIMALS AND
ANIMAL FEED.

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Design and visual impact
- Highways
- Biodiversity
- Neighbour amenity
- Environmental Health
- Coal

DESCRIPTION OF SITE

The application site is Hulme Farm, Hollington Road, Freehay. The site consists of a detached bungalow with attached garage and car port. To the front (southern side) of the dwelling is a hardstanding parking/turning area, a lawn, planting area and garden shed. Beyond the hardstanding area is a grassed area which had been mown. Within this area (at the time of the site visit) there were a couple of greenhouse structures and an area where materials were being stored. Items included timber pallets, a large gate and a trailer. To the far south of the site is a larger field which had the appearance of a meadow. Boundaries to the site are mainly marked with hedgerows.

For the purposes of planning policy consideration the application site is located within a low-risk coal development area and the open countryside. The site does not sit within the Green Belt and there are no Conservation Area, protected trees or Listed buildings/structures which need to be considered. Records show that the site is not within any flood zone.

PROPOSAL

The application is for a proposed agricultural building to store agricultural equipment, machinery, animals and animal feed. The plans show that the building would be sited to the south of the dwelling and at right-angles to it so that the longer side runs adjacent to the highway. The submitted plans show that the building would have a length of 9.144m, a width of 6.096m and eaves height of 3.39m. the building would have a shallow-pitched roof with height of 4.474m. The northern elevation would include a roller shutter door. A pedestrian door would be inserted within the western elevation. The plans show the building would be constructed with Juniper Green, box-profile sheeting sitting above a 1.0m high concrete panel base. The roof would consist of Juniper Green, box-profile, steel sheeting.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

- SS1 Development Principles
- SS10 Other Rural Areas Strategy
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodlands and Hedgerows
- T1 Development and Sustainable Transport

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

National Planning Policy Framework

Including sections:

- 2 Achieving sustainable development
- 6 Building a strong, competitive economy
- 12 Achieving well-designed and beautiful places
- 15 Conserving and enhancing the natural environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2014/0202 Erection of single agricultural pole barn structure. Approved.

CONSULTATIONS

Publicity

Site Notice. Expired.

Neighbour consultation period. Expired.

Public Comments: Two representations received making the following comments.

Objection

- Applicants have no animals or associated agricultural equipment.
- Will this be a building for other uses for example for working on vehicles
- The adjoining land is not viable to safely house any livestock.

Support

- Neighbour supports the application and wish their neighbour(s) well.

Cheadle Town Council: No representations received during the statutory consultation period.

Environmental Health

The proposed building is for a range of uses. The area will likely have low background noise and lighting levels so we would advise these are protected during the operational phase of the development. We would advise the conditions are imposed to ensure local environmental quality is maintained.

Staffordshire County Council Highways

Recommendation Summary: Conditional

Site Visit Conducted on: 29-May-2024

Conditions

1. The development hereby permitted shall not be commenced until details of the 2.4mx215m to the south and 2.4mx85m to the north visibility splays have been submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 900 mm above the adjacent carriageway level and be provided in accordance with the approved plan prior to the development being brought into use.

Reasons.

To comply with NPPF Paragraph 114; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

Notes to Planning Officer

Application is for an agricultural building. Access is existing but visibility is restricted by the hedges adjacent to the access. Condition recommended above will improve visibility during construction, for any intensification of use of the access and for existing users of the access and for passing vehicles. Visibility can be provided by cutting back of vegetation in the immediate vicinity of the access. Beyond this, existing boundary features and alignment of the carriageway will provide visibility. No hedge needs to be removed to provide visibility.

Current records show that there were no Personal Injury Collisions on Hollington Road within 215m either side of the property access in the previous five years.

Severn Trent Water: No representations received during the statutory consultation period.

Staffordshire Wildlife Trust: Following the receipt and review of the documents, we wish to remove our Holding objection and have no further comments.

OFFICER COMMENTS

Principle of development and policy context.

The application site is located within the open countryside, it does not however sit within Green Belt land. There are no 'in principle' objections to agricultural development within the open countryside. Local Plan policy SS10 supports a range of developments within the rural area, including those which have an essential need to be located within the countryside and support the diversification/sustainability of the rural areas and enhance the countryside.

Local Plan policy DC1 requires that all developments are well-designed and reinforce local distinctiveness by positively contributing to and complementing the character and heritage of an area. Development should be of a high quality, adding to the value of a local area,

incorporating creativity, be designed to respect the site and its surroundings and promote a positive sense of place and identity. Relevant to note is the council's adopted Supplementary Planning Guidance (SPG) entitled 'Design Principles for Development in the Staffordshire Moorlands' and the adopted Supplementary Planning Document (SPD) entitled the 'Staffordshire Moorlands Design Guide' (Supplementary Planning Document). Both the SPG and the SPD make reference to agricultural buildings. Local Plan policy DC3 outlines considerations relating to landscape and settlement setting, protecting the countryside from intrusion, resisting adverse harm upon countryside and settlement character and conserving/enhancing biodiversity qualities. Local Plan policies NE1 and NE2 concern themselves with enhancing biodiversity and geological resources as well as protecting trees, woodlands and hedgerows. Policy T1 considers matters of any impacts of development upon the highway network.

The applicant has provided further information concerning the reasoning behind submitting the application and the identified need, the information can be summarised as follows:-

- The land has a holding number;
- No existing storage building;
- Proposed building is relatively small but large enough for applicant's needs;
- Building is in keeping with the surrounding rural area and other agricultural buildings in the village;
- Currently have a trailer and a log splitter with nowhere to store them;
- Machinery vulnerable to theft and bad weather;
- Currently use local contractors to maintain the mature hedges and mow the pasture but applicant's feel this can be done themselves with the necessary equipment ie. Small tractor, topper and hedge cutter which would need to be protected from the weather and be secure from theft;
- Considering 3 sheep and 10 chickens with the intention of keeping honey bees;
- Secure shelter is needed before animals (animal welfare), feed and equipment are purchased;
- No other agricultural buildings;
- Location has been chosen to not directly impact neighbouring properties;
- There are limited options where to locate the proposed agricultural building due to the site layout and to locate this anywhere else may cause additional alterations and impact;
- The location of the proposed building is positioned to cause minimal disruption and alteration to the existing layout of Hulme Farm, the site/land/original accesses/drive/established native hedge and to have a minimal visual impact to the dwelling and neighbouring properties;
- Site has been chosen for security reasons, ease of access from the property and the land, which will solely be used by the owners of Hulme Farm;
- To the east is a well-established hedge which will help to screen the building;
- To the north there is a large tree with an established canopy limiting visual impact from the road and neighbouring property;
- From the South, the location of the hedge and dwelling of Hulme farm and neighbouring dwelling;

Design and visual impact

At 6.096m x 9.144m the proposed building has a relatively small footprint for an agricultural building and is considered a reasonable size for the equipment/feed that the applicant refers to above. A 4.474m ridge height is also fairly modest and not too different from some standard domestic garages. The proposed materials of concrete base panels, roller shutter door and Juniper green coloured box-profile steel sheeting are all acceptable and typical for agricultural buildings.

There will be visual impact beyond the application site. The building is proposed to be located on the eastern side of the field adjacent to, but set back from, the highway. The roadside boundary consists of a fairly substantial hedgerow but it is recognised that the building would be seen from the road. The wider views of the building are not considered problematic, it is a simply designed agricultural building of relatively modest proportions. Some screening would be provided by the roadside hedgerow but it is not a structure which would appear out of keeping with a rural area. It is noted that the building would be seen in the context of the dwellings to the north and the west, as well as the cluster of other outbuildings surrounding the two properties.

For the above reasons it is considered that the application is acceptable in terms of design and visual impact.

Highways

The application does not propose the creation of an addition vehicular access to the site, vehicles shall continue to use the existing access next to the dwelling. Detailed comments from the County Highways officer can be seen earlier in this report but to summarise the officer has confirmed no objections to the application subject to a condition to secure visibility splays to the north and south.

Biodiversity

The application has been supported by a Biodiversity Metric and a Biodiversity Net Gain Summary. The documents have been submitted following on from direct discussion between the applicants and Staffordshire Wildlife Trust. Staffordshire Wildlife Trust have reviewed the documents and confirmed they are now removing their holding objection.

Neighbour amenity

Occupants of neighbouring properties will be able to see the agricultural building however due to significant separation distances no harm will occur in terms of any overbearing relationship. Environmental Health officers have commented on potential amenity impacts such as noise and lighting levels, finding no objections to the scheme subject to a number of conditions including controlling the hours in which construction activities can take place and control of any artificial lighting.

Environmental Health

Environmental Health officers confirm they have no objections to the application in terms of manure management/storage, importation of any fill material or plant/machinery use subject to appropriately worded conditions being complied with. Environmental Health also request a condition relating to the finding of any unexpected contamination.

Coal

The application site lies within an area designated as a low-risk coal development area and as such this may be an area which contains unrecorded coal mining related hazards. It is recommended that in the event of planning permission being approved, that informative notes are added to the decision to remind/inform the applicant/developer of their responsibilities.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved subject to conditions and informative notes. It is recognised that this site is not an established agricultural unit but the information provided by the applicant shows a clear intention to use the building for agricultural and land maintenance purposes. Local Plan policy SS10 supports development which *'which has an essential need to be located in the countryside.'* By reason of the application site being within

the open countryside, it is necessary for the building to be located in this area, it could not reasonably be located elsewhere. The reports also outlines how the proposal is acceptable in terms of design, visual impact, impact upon the highway, biodiversity, neighbour amenity impact and the location of the site within an identified coal risk area.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: L Jackson

Recommendation Date: 19.11.2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council