

DELEGATED DECISION REPORT

DET/2024/0047
Valid 28/10/2024

FINGERPOST FARM
DILHORNE LANE
DILHORNE

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
AGRICULTURAL BUILDING

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Compliance with GPDO(2015) Schedule 2 Part 6
- Siting, Design and external appearance

DESCRIPTION OF SITE

Semi-secluded rural position but only 400m north east from the centre of Caverswall. The submitted location plan shows the extent of this 17ha (42 acre) holding which comprises land to the north east and south west of Dilhorne Lane. They run some 40 ewes plus followers. The farm house stands by the road side and has some associated modest out-buildings. A public footpath passes through the land on the south side of the buildings and runs generally north east to south west. The specific site of the proposal is shown accessed separately from Dilhorne Lane a short distance west of the farm house and existing buildings.

There is a loose stand of mainly multi-stemmed trees and scrub which has grown up around an area of previous development including a derelict Nissan hut.

PROPOSAL

The proposal building is shown 12.19m long x 9.14m wide x 3.50m high to the eaves and c.4.0m to the ridge. It is intended for equipment, fodder and general storage. Materials are given as metal box profile sheet to the roof and vertical board to the walls above a low brick plinth wall. Roof colour is not stated but illustrated as being green on the drawing.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations

DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity and consultation

None due to being a prior notification under Part 6.

OFFICER COMMENTS

Principle of Development

The building development proposed must comply with the definitions and limitations set out under GPDO(2015) Schedule 2 Part 6. These include:

A.1 (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road. According to the Council's constraints map record the adjacent metalled road is the adopted C-068. The 1:2500 location plan as first submitted shows the positions of existing dilapidated buildings 1 and 2 both of which come to within 20m of the metalled road but the proposal position is not marked. Details were later provided to show the confirmed position of the building as being not less than 25m from the metalled edge of this classified road.

There is no indication that the building would be used to accommodate livestock and it would not be PD if it were as it is within 400m of unrelated non-farm dwellings.

None of the other limitations raise any concerns and provided that the LPA is satisfied that the proposal is reasonably necessary for the purposes of agriculture within the unit the development can be accepted in principle. Although there are two existing agricultural buildings – an open fronted barn and a brick former shippon building – there is no particular reason or basis to challenge the stated need as set out in the application. The open building is insecure and the shippon does not give the necessary access for machinery and will serve better as livestock winter / lambing housing.

Siting

The siting is partly within an area of disturbed and previously developed ground but will project into cultivated pasture to the south. In this location the building relates poorly to existing development (noting that the two existing buildings shown on the plan are no longer standing – see Planning Statement) and to physical features (hedges etc) to define the boundary and provide context. It would intrude unnecessarily into open countryside. The building in this position would be readily visible from the public footpath to the south and to some extent from Dilhorne Road. For these reasons the siting is not considered to be acceptable and contrary to Policy DC1 and DC3

Design / external appearance

The building is not excessive in size at just 4.0m to ridge and its vertical timber sides will help assimilate it to its setting. For the same reason it is important that it should have a dark roof colour.

CONCLUSION / PLANNING BALANCE

The siting is not considered to be acceptable and contrary to Policies DC1 and DC3 and the NPPF

OFFICER RECOMMENDATION : **Prior approval required and refused**

Case Officer: Arne Swithenbank

Recommendation Date: 25.11.2024

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council