

## DELEGATED DECISION REPORT

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**SMD/2025/0047**  
**Valid 06/02/2025**

**LITTLE LYMFORD FARM**  
**TUNSTALL ROAD**  
**BOSLEY**

**EXTENSION OF EXISTING**  
**FARM LEAN TO BUILDING TO**  
**CREATE FARM STORE**

**(FULL - MINOR)**

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### MAIN ISSUES

- design
- character and appearance
- Green Belt

### DESCRIPTION OF SITE

The current proposal is a very small scale extension to a part of the building complex previously approved under a lengthy succession of applications including consent granted under DET/2024/0039. In the words of the planning statement, “The scheme would see an existing lean-to building being extended to the east to meet the corner of the building approved by DET/2024/0039 effectively filling in a small undeveloped corner of the buildings.” This latest DET/2024/0039 has not yet been implemented.

The site is a field location and relatively remote, close to the north westerly corner of the District and in the northerly lee of The Cloud (343m AOD) which is National Trust land.

There is a complex and evolving planning history in relation to this site. An original building of 18m x 21m can be identified from air photos dating from 2005/06 and this original building was shown on plans submitted in 2005 when it was proposed to be extended with a lean-to along the south side. The lean-to was approved and built so taking the width to 30m.

By mid-2019 the extant building was a large at 30m x 30m x 5.5m to the higher northerly eaves and c.8m to the ridge. Consent was granted following a prior notification application in 2018 (DET/2018/0031) for a further extension to the west gable end of this broad building which would add 23m to its length. The 2018 scheme has not as yet been built. In detail the 2018 scheme would not extend the full 30m width of the existing building all the way to the west as the c.7m width of the lean-to on the south side would be cut short by c. 4m. The 2018 development was described as: “Extension of existing farm building to provide straw, feed and machinery storage” with no suggestion of a livestock housing role.

The site of these developments is set back some 270m from the public road. The intervening field rises slightly then dips to a level at the location of the building so that it is somewhat concealed. To the immediate west of the proposed building is a

wooded stream clough and the land drops sharply away. The stream course is the District boundary.

There is little scope to view the site from the immediate south and east. There are more open distant views northwards to locations from where the building can be seen at distance. There are clear views across to the site for example from Bosley c.1,400m to the north east. There may be views from the more distant slopes and summit of The Cloud to the south.

## **PROPOSAL**

According to the planning statement the proposal is “a small steel framed lean-to agricultural building extension for the secure storage of cabinets for products such as natural sprays, chemicals, medicines, hand tools, etc. at Little Lymford Farm”.

The total floor area would be c.16m<sup>2</sup> being “2.5m long by 7m wide”. Its construction would comprise steel supports with intermediate concrete panel walls to 2m and green steel box profile cladding above the panels to match the existing buildings. The roof will be corrugated grey fibre cement sheets to match the existing building. The new section of building will have an eaves height of approx. 4m and a 15-degree roof pitch. The height where the roof abuts the neighbouring shed is approx. 5.5m.

## **BNG**

Exempt based on not reaching the trigger threshold of 25m<sup>2</sup>.

## **RELEVANT LOCAL AND NATIONAL PLANNING POLICIES**

### **Local Plan (adopted 9<sup>th</sup> 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 2024)**

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed 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**

01/0006/FUL – SMD/2001/0267 – agricultural stock building – refused

05/00757/PNOT\_AG – SMD/2005/0588 – agricultural building – approved

08/01500/PNOT\_1 – SMD/2008/543 – additional bays to the original building as previously extended in 2005 – approved

08/01507/FUL – SMD/2008/0537 – cover to existing yard and cattle feed area – approved – not implemented and expired

SMD/2016/0227 – Provision of new field access and hard track – approved

DET/2018/0031 – Proposed extension of existing farm building to provide straw, feed and machinery storage – permitted

SMD/2019/0443 – proposed extension of existing farm building to create additional livestock housing – refused

DET/2020/0016 – Extension of existing farm storage buildings – determined as prior approval required – no further submissions received and no consent given

DET/2020/0031 – Extension of existing farm storage buildings – determined as prior approval required – no further submissions received and no consent given

DET/2020/0046 – Extension of existing farm storage buildings – determined as prior approval required – approval granted 30<sup>th</sup> September 2020

DET/2024/0039 – Application to determine if prior approval is required for a proposed farm storage building extension – prior approval required and granted 18.11.2024

**CONSULTATIONS****Publicity**

Site Notice expiry date: 27.03.2024

Neighbour consultation period ends: N/A

Press Advert: N/A

**Public Comments**

None received.

**Town / Parish Comments**

None received.

**OFFICER COMMENTS****Principle of Development**

As a building extension for purposes of agriculture the development is not inappropriate in the Green Belt and in principle therefore can be considered acceptable.

The main considerations are design and impact on character and appearance.

**Design**

Given the very small scale dimensions of the scheme particularly in the context of the expansive development to date and given the proposed use of matching materials the extension is acceptable in design terms.

**Amenity**

Relative to the existing establishment of buildings this small extension structure with its specific purposes as described – secure storage for small scale items – would be unlikely to cause any conflicts with any neighbour or public amenity.

**Highway Safety**

No considerations arise.

**CONCLUSION / PLANNING BALANCE**

Based on the above the proposal is recommended for approval.

**OFFICER RECOMMENDATION :    Approve**

**Case Officer:** Arne Swithenbank

**Recommendation Date:** 03.04.2025

X *J. Colley*

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Signed by: Jane Colley Signature

**On behalf of Staffordshire Moorlands District Council**