

DELEGATED DECISION REPORT

SMD/2025/0071
Valid 06/02/2025

HUDDALE FARM LEEK
ROAD
WATERHOUSES

ERECTION OF ROOF COVER
OVER EXISTING SLURRY
STORE

(FULL - MINOR)

MAIN ISSUES

- Development in the Open Countryside
- Development affecting a Public Right of Way (PRoW)

DESCRIPTION OF SITE

The application site comprises a parcel of land currently used a slurry store to the south of Leek Road, Waterhouses within the Huddale Farm land holding. The farm is an established dairy business and contains a number of agricultural structures and operational development.

The site is an area of land to the south west of the farmhouse which adjoins Leek Road, which currently contains a concrete yard area and is surrounded to the north, east and west by agricultural buildings.

A PRoW runs in between the site and the farmhouse, running from Leek Road, parallel with the farmhouse before heading south through the site and adjacent buildings. A site visit has revealed that the site has had means of enclosure added to it (most notably a concrete wall) which blocks the PRoW.

To the south of the site, the land rises which helps to contain the visual impacts of the farm.

Revised plans were requested to show the FP Waterhouses 135 definitive route.

PROPOSAL

The application seeks approval for a dual pitched roof over the slurry store, which would follow the roof pattern of the existing building to which it would adjoin to the rear, with the roof ridge being approx. 5.7 metres, and eaves at 3.6 metres.

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
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 109, 131, 135.

Section(s) 4 – Decision making, 8 – Promoting healthy and safe communities, 12 – Achieving well designed and beautiful places.

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

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2018/0444. DESCRIPTION: Proposed erection of agricultural building to house new parlour, dairy, livestock handling area and collecting yard. DECISION: APPROVED
- SMD/2013/0885. (OLD REFERENCE: 13/01077/FUL). DESCRIPTION: Erection of Roof Cover over existing yard. DECISION: APPROVED

CONSULTATIONS

Publicity

Site Notice expiry date: Expired

Neighbour consultation period ends: Expired

Press Advert: N/A

Public Comments

One, neither in support or objection: P.R.O.W path Waterhouses 135 according to the definitive map goes through where the proposed development will take place. This must not affect the public from using this path.

Town / Parish Comments

No objection.

Staffordshire County Council Highways

Acceptance.

Staffordshire County Council Rights of Way

Advise footpath will require diverting. It is advised the County Council Rights of Way Team are contacted to informally discuss the proposals. Initial contact can be made by emailing: rightsofway@staffordshire.gov.uk.

OFFICER COMMENTS

Principle of Development

In accordance with Policies SS1 and SS2 of the Staffordshire Moorlands Local Plan the Council expects all new development to make a positive contribution towards the sustainability of communities and to protect and where possible enhance the environment. The application site is an established dairy farm which lies outside of the development boundary in the open countryside. The application is therefore subject to Local Plan policy SS10, which aims to strictly control development outside development boundaries, except where a rural location can be justified. The supporting statement confirms that Huddale Farm is an established family dairy and sheep farm extending to approximately 380 acres (153.75 hectares) with approximately 240 head of cattle and 150 ewes, and that this scheme will provide a roof cover over the existing slurry store to enable rainwater to be separated and diverted from the store.

As the proposal relates to an existing farm enterprise, and the development is limited to a roof over an existing slurry store, the proposal is considered acceptable in principle.

Para. 105 of the NPPF states that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including national trails. In this case, historic development has already blocked the PRoW, and the additional proposed development in the form of a roof would not further obstruct the PRoW. The applicant has been advised that the existing obstruction to the PROW caused by a means of enclosure in the adjacent yard will be subject to further investigations and will potentially require an application to divert the footpath but that is a separate matter. It was noted that an alternative route is available along the farm track to the south of the buildings.

Design & Landscape Character

SMDC Policy DC1 requires development to be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, character and appearance.

Paragraphs 131 and 135 of the NPPF outline what is expected of good design and required for the development of high quality, beautiful places, and provides for a high standard of amenity for existing and future users.

The building has been located in an area which would allow the building to be read in conjunction with the existing cluster of buildings and operational development which make up the Huddale Farm complex, thereby avoiding an isolated structure and minimising the impacts on the wider rural landscape. The proposed building is shown to have an eaves height and overall ridge height which is consistent with other buildings on site and is therefore considered to be of an appropriate scale, form height and massing to serve the purpose of a roof over a slurry store. For the reasons stated above, the proposal is considered to be an acceptable form of design which will preserve the rural character of the immediate and wider landscape, in line with local and national policies.

Amenity

Paragraph 135 f) of the NPPF seeks to secure a high standard of amenity for all existing and future occupants. Local Plan Policy DC1 requires development to achieve a satisfactory relationship to adjacent development and to not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity. The site is surrounded by agricultural buildings and land, and due to the nature and location of the proposal, it would have no impact on local amenity. It is considered that the proposed development would not result in any adverse harm to residential or recreational amenity, in line with Policy DC1 and paragraph 105 of the NPPF. It is therefore acceptable in this regard.

Highway Safety

Paragraph 109 of the NPPF states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Policy T1 seeks to provide safe and sustainable access and ensure that development does not lead to an increase in on street parking. SCC Highways have raised no issues with the proposal, and the development would not generate additional traffic to and from the site. therefore, the proposed development is acceptable in this regard.

CONCLUSION / PLANNING BALANCE

An assessment of the application has found the proposal to be of an acceptable in principle and design. It would preserve the rural characteristics of the immediate and wider landscape, and would not result in any harm to amenity or highway safety.

The proposal relates to the provision of a roof over an existing slurry store. It and a large agricultural building adjacent already block the line of Public Footpath Waterhouses 135. The provision of the roof will cause no greater interference with footpath. The applicant is aware that the footpath may require diversion albeit it was noted on site that an alternative route to the south along the farm track is potentially available

On balance, the proposed development is considered acceptable in all regards, and therefore recommended for approval.

OFFICER RECOMMENDATION : APPROVE, subject to conditions.

Case Officer: Reuben Berriman

Recommendation Date: 22/04/2025

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Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council