

DELEGATED DECISION REPORT

SMD/2025/0117
Valid 10/03/2025

JACKSONS NURSERIES UK
LTD THORNYEDGE ROAD
BAGNALL

RESERVED MATTERS
APPLICATION SEEKING
APPROVAL OF
AGRICULTURAL WORKERS
DWELLING AT JACKSONS
NURSERIES.

(RESERVED MATTERS -
MINOR APPS)

MAIN ISSUES

Design and the impact on the character and appearance of the area.
The impact on residential amenities.
The impact on highway safety.

DESCRIPTION OF SITE

The site is located in the open countryside about 1km to the south-east of Bagnall village and is in the Green Belt. It comprises part of an open field belonging to Jackson's Nurseries, a horticultural business and retail garden centre which also has a tea room and farm shop and there is some agricultural uses. The property is on the east side of Thorney Edge Road. The site itself is about 80m to the south-east of the customer car park and about 50m east of the road close to the T-junction at the end of the road. Immediately to the north of the field are the plant growing areas and nursery buildings.

Immediately to the north of the nurseries site is "Little Lawn Farm" which is in completely separate ownership to the application site and not associated with it but appears was previously part of the same property. The dwelling to the north of this, marked as "Thorney Edge House" is according to Council records, the site of a current Agricultural Workers Dwelling associated with the nursery site. The property to the north of that is "Lawn Farm" once owned by former nursery owners (and relatives of the applicant) but now a completely separate residence to the nursery.

PROPOSAL

This is a Reserved Matters application for an agricultural workers dwelling, which gained an outline permission on 04/11/24 (ref: SMD/2024/0093) The Matters sought for approval, as required before works can commence, are Scale, Siting/Layout, Design/Appearance, Landscaping and Access. The plans put forward show a two-storey 4 bedroom traditional brick and tile farmhouse design, with attached side double garage. The access would be taken from the main customer access of the plant nursery off Thorneyedge Road to the west and would lead off the

car park a short distance to the building plot to the south-east. There would be no alterations to the existing nursery access. The new driveway off the car park would comprise crushed stone on an existing unmade track. This would lead to a crushed stone parking and turning area in front of the new house. The rest of the plot would be grassed over to form a private garden. A mixed native species hedgerow would be placed along the west, north and part of the south boundaries of the plot.

The walls would comprise locally sourced natural sandstone and the tiles would be Staffs Blue clay tiles. The windows would have dark brown aluminium frames.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

SS10 Other Rural Areas Strategy
H1 New Housing
DC1 Design Considerations
T1 Sustainable Transport

National Planning Policy Framework (Feb 2025)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2024/0093: Outline permission for farm workers dwelling.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.4.25
Neighbour consultation period ends: 29.4.25.
Press Advert: N/A.

Public Comments

None.

Town / Parish Comments

Objection. On looking at the application, Bagnall Parish Council committee are of the view that the proposed development - being located in an un-developed paddock adjacent to the nursery is harmful to the Greenbelt and the openness of the countryside as well. As such we feel that this does not meet the very special circumstances required to build in the Greenbelt. We also feel that the scale and size of the house is too large and not within keeping of an agricultural workers dwelling.

Local Highways Authority

No objection subject to a condition to retain the parking and turning areas.

OFFICER COMMENTS

The farm workers dwelling was approved in November 2024 subject to further details i.e. "The Reserved Matters" which include the particular details of the scale and design of the dwelling, landscaping and the access arrangement, all matters which need subsequent approval, via outline conditions, before works can commence.

It is considered the scale, height and design of the dwelling is acceptable. The scale is not excessive for the needs of an agricultural worker and family. It has four bedrooms and is not out of keeping with the size of other rural houses in the area. There is a mix of single storey and two-storey dwellings in the area. There is also a mix of styles of dwelling in the area, both traditional and modern. The design is in the form of a traditional rural farmhouse and has features in common with other farmhouses in the District such as side gables with chimneys, stone walls, stone quoins, Staffs Blue tiled roof, black guttering/rainwater goods on rise-and-fall brackets, roof eaves and verge detailing without fascia or barge boards, vertically boarded front door with centrally placed porch with tiled pitched roof, stone cills and heads for the windows which are also a traditional form of window with casements and several glazing bars. The windows are aluminium painted in dark brown which is not unacceptable in this location. The rear wide bi-folds are a modern addition but the site is a considerable distance from the nearest roads and footpaths and benefits from sufficient perimeter hedge and tree screening particularly to the north, west and south. There would also be additional supplementary hedge planting along those boundaries. The dwelling would therefore benefit from a sufficient degree of screening in the landscape. There is lack of vegetation screening to the east (which is the direction of the bi-folds) but there are no footpaths or roads within half a kilometre to the east and the dwelling would not be prominent when viewed from the nearest road in that direction.

The new dwelling would be a considerable distance from the nearest neighbouring dwelling and so there are no overlooking or loss of privacy concerns. The floorspace would meet the thresholds in the government's Nationally Described Space Standards and the garden lengths and sizes would also comply with the Council's Space About Dwellings standards.

The landscaping is also appropriate in this location with new mixed native species hedge added to the site boundaries. There is no requirement for a Biodiversity Net Gain as the outline application was submitted and validated before the BNG requirements for minor developments commenced. The dwelling also happens to be a "self-build" which exempts the scheme from any BNG requirements.

The local highways authority considers the current site access, which is the customer car park entrance, to be safe and would be suitable for new vehicle movements generated by the proposed dwelling (which would be minimal) and that the parking and turning areas are also acceptable. It does not consider the proposal

would be detrimental to highway safety with the safeguard of a condition to provide and retain the new parking and turning areas for the house.

The proposal based on the Reserved Matters details would not conflict with any of the conditions attached to the outline permission.

In response to the Parish Council, it was determined at the outline planning stage that the proposal would not amount to inappropriate development in the Green Belt, as the NPPF allowed development in the Green Belt which is essential for the purposes of agriculture (which includes horticultural enterprise). A need was demonstrated at this stage for an agricultural/horticultural workers dwelling to be located at the nurseries site for the purposes of the operation of the business. The PC also has concerns about the size of the dwelling but this has been addressed above in the report.

CONCLUSION / PLANNING BALANCE

The Reserved Matters details i.e. scale, design, siting, landscaping and access are acceptable and would comply with the Council's Local Plan and the government planning guidance contained in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 2.5.25

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council