

DELEGATED DECISION REPORT

DET/2025/0007
Valid 26/02/2025

LOWER LADY MEADOWS FARM
LADYMEADOWS LANE
BOTTOMHOUSE
LEEK

APPLICATION TO DETERMINE IF
PRIOR APPROVAL IS REQUIRED
FOR A PROPOSED NEW BUILDING
2-BAY PORTAL FRAME (WITH A
LENGTH OF 18.2M, HEIGHT TO
EAVES OF 3M, BREADTH 24.8M AND
A HEIGHT TO RIDGE OF 4.5M)

(AGRICULTURAL/FORESTRY
DETERMINATION)

MAIN ISSUES

- Siting
- Design
- External appearance

DESCRIPTION OF SITE

The application site is Lower Lady Meadows Farm, a Grade II, Listed farmhouse sited within the open countryside. A Grade II Listed barn building (Listed in its own right) sits to the east/north-east of the farmhouse. Vehicular access to the site is via a long, seemingly shared, driveway, which links to the A523 Ashbourne Road. The site of the proposed new building is to the east of the farmhouse, in close proximity to existing farm buildings. A footpath (Public Right of Way Bradnop and Cawdry 40) runs through the middle of the site in a north/south direction, whilst a second Public Right of Way (Bradnop and Cawdry 32) is located to the south of the area where the proposed building would be situated, running in a roughly east/west direction.

PROPOSAL

The erection of a 2 bay, portal-frame building. The building would have a footprint of 18.2m x 24.8m, eaves height of 3m and ridge height of 4.5m. The drawing shows the proposed materials as follows:

Moorlands Green profiled metal cladding
Yorkshire Boarding
Grey profiled fibre cement roof sheets

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
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
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

CONSULTATIONS

None. There are no provisions within Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for public consultation, other than by display of a site notice in the event the local planning authority deems that Prior Approval is required. The applicants have displayed a site notice.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2019/0025	Monopitch steel & timber framed storage for farm machinery. Approved.
DET/2014/0028	Steel and timber frame construction for storage of hay and straw for use on the farm. Approved.
04/00144/NOT_AG	Extension to agricultural building. Approved.
02/00141/NOT_AG	Agricultural building. Approval not required.
99/01079/FUL	Change of use/conversion of agricultural storage building to form craft workshop. Approved.
99/00693/FUL	Agricultural storage building. Approved.
99/00236/OLD	Listed Building Consent in respect of construction of barn, pig stys and runs. Withdrawn.
99/00235/OLD	Construction of barns, pig stys and runs. Withdrawn.
99/00086/OLD	Listed building consent in respect of rooflights and new window. Approved.

OFFICER COMMENTS

This report relates to the subsequent submitted details following on from the Council's determination that Prior Approval was required for the originally submitted scheme. In addition to the display of the required site notice (photographs provided by the agent), elevations and a proposed Site Plan have been submitted along with further information contained within a Planning Statement. The information contained within the Planning Statement can be summarised as follows;

Equipment to be stored in the new building to include:

1 roller, 2 chain harrows, 1 flatbed trailer, 1 animal trailer, 1 gator, 3 tractors, 1 forklift truck, 1 digger, feeders, gates, hurdles, miscellaneous machinery, and fencing spares.

- Equipment is currently spread out over the yard area and parked in adjoining fields.

- Requires protection from the elements when not in use.
- Current arrangements give the farm an untidy appearance.
- Indoor storage will improve general standards and aesthetics at the farm from the point of view of both the applicants and the public.
- Approximately 275 sheep on the farm at present.
- Plan to increase the flock over the next few years with grazing agreements with adjacent farmers.
- Feed, haylage and straw supplied on a regular and frequent basis, there being no adequate storage provision on site.
- Storage provision within new shed will facilitate bulk buying with its attendant economic and management benefits.

The application form states that the agricultural unit extends to 18 Hectares and that the land has been in agricultural use (for the purposes of a trade or business) for 350 years. It has previously been concluded that the building is reasonably required for the purposes of agriculture. The information contained within the Planning Statement is considered to justify the size of the building.

Consideration is given to siting, design and external appearance. The previous report concluded there were no issues in terms of siting in relation to vehicular access as there were other buildings in the vicinity and this scheme would simply see the addition of another. Design details were required to allow assessment of the suitability of the building for its proposed location, due to the fact the farmhouse and detached barn are both Grade II listed. There are also two separate footpaths (PROW Bradnop and Cawdry 32 and 40) within the vicinity from which the building would be seen.

In terms of design, the proposed building is acceptable, the proposed materials and twin gable arrangement are similar to the other more modern buildings in this part of the farmstead. There would be very little impact upon the setting of the listed farmhouse and barn. These buildings are situated to the west, separated from the more modern buildings by an access track. Whilst the new building would clearly be read as part of the farmstead as a whole, the new building would be seen within the context of existing, more modern styles of agricultural buildings, it would not be seen as a standalone/isolated building. The new building would not impact upon the historic layout of the western part of the site (house and barn). Overall it is reasonable to conclude neutral impact on the significance of the heritage setting.

It is also due to the satisfactory design/appearance of the proposed building that there are no concerns relating to whether the building is viewed from the two nearby Public Rights of Way, Bradnop and Cawdry 32 and Bradnop and Cawdry 40.

CONCLUSION / PLANNING BALANCE

It was considered that prior approval was required for the agricultural building. The subsequent elevations, site plan and Planning Statement now provide all outstanding information. The application is therefore recommended for approval as it is found to be acceptable in terms of siting, design and external appearance as well as the conclusion being drawn that the development is reasonably required for the purposes of agriculture.

OFFICER RECOMMENDATION : Approved

Case Officer: Lisa Jackson

Recommendation Date: 02.07.2025

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council