

DELEGATED DECISION REPORT

SMD/2022/0149 Valid 14/04/2022	JCB ASHBOURNE ROAD RUE HILL CAULDON LOW	WARDLOW ERECTION OF TWO PULLET SHEDS (FULL - MINOR)
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MAIN ISSUES

- Impact on the character and appearance of the surrounding area, landscape and setting.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Impact on ecology.

DESCRIPTION OF SITE

The application site relates to land at JCB Wardlow which is located near to Wardlow Quarry.

PROPOSAL

Consent is sought to erect two pullet sheds.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

DET/2016/0013 – Erection of a portal framed agricultural building with hardstanding.
DET-APP.

CONSULTATIONS

Publicity

Site Notice expiry date: 31/05/2022
Neighbour consultation period ends: 31/05/2022
Press Advert: N/A

Public Comments

No comments received within consultation period.

Town / Parish Comments

No comments received within consultation period.

Environmental Health

No comments received within consultation period.

Highways

Recommendation Summary: Conditional

Staffordshire Wildlife Trust

Staffordshire Wildlife Trust provides ecology advice to Staffordshire Moorlands District Council as part of a service level agreement. We have identified this application from the weekly applications list as having potential ecology issues.

SUMMARY –Holding objection -further information/ amendments required

Required prior to determination:

1. Preliminary Ecological Appraisal
2. Biodiversity Net gain assessment
3. Amended landscaping proposals to retain existing features and achieve net biodiversity gain
4. Clarification regarding bat mitigation for previous application at the site
5. Outline drainage scheme

OFFICER COMMENTS

Principle of Development and Impact on the Green Belt

Policy SS10 states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and

sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

As the development is a building for agriculture use the principle of the development is acceptable.

Design and Visual Amenity on the Landscape and Setting

Policy DC1 of the Local Plan states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. Furthermore, it is to 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, landscaping, character and appearance.

Policy DC 3 of the Local Plan states that the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

The landscape and settlement character assessment 2008 states that within this fringe the colour of prefabricated agricultural buildings should be determined taking careful account of position, predominant tones of adjacent vegetation, local materials and sky, so as to minimise the visual impact of the development.

The proposed building has been designed for the purposes of agricultural use and the materials are considered appropriate. There are also a number of other agricultural buildings within the area and therefore the proposed development is not considered to have a detrimental impact on the character and appearance of the landscape and setting.

Paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

In this case it is considered that the location of the proposed sheds is unacceptable. The application site occupies a prominent and open position adjacent to the main A 52 road. The proposed buildings would encroach into this area and would appear visually intrusive and harmful to the character of the appearance of this rural location. There are existing poultry buildings to south of the site and it was suggested to the applicant that he consider a site closer to this existing grouping of buildings to reduce visual impact, however amended plans have not been received. For the above reasons there is conflict with Policies DC1 and DC3

Amenity

Whilst there are residential properties to the south, they are some distance away and no amenity issues are envisaged

Highway Safety

Highways have responded to the consultation on the application and raised no objection subject to a condition being imposed in the event of an approval.

Ecology

Staffordshire Wildlife Trust initially issued a holding objection as the following documents had not been submitted:

1. Preliminary Ecological Appraisal
2. Biodiversity Net gain assessment
3. Amended landscaping proposals to retain existing features and achieve net biodiversity gain
4. Clarification regarding bat mitigation for previous application at the site
5. Outline drainage scheme

Subsequent to this the applicant submitted a BNG Assessment Report November 2025 and Metric calculation. This confirms that the majority of the site is neutral grassland and that a biodiversity net gain can be achieved if 90 small rural tree planting takes place around the site and enhancing the grassland to comply with Policy NE1. The application was submitted pre the mandatory BNG requirement of at least 10%. It is for these reasons that no ecological issues are raised.

CONCLUSION / PLANNING BALANCE

The development does not comply with the Development Plan. It does not deliver sustainable development. A recommendation of refusal is therefore made

**OFFICER RECOMMENDATION :
REFUSE**

Case Officer: Nicole Quinn

Recommendation Date: 10/02/26

X *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council