

DELEGATED DECISION REPORT

SMD/2026/0156
Valid 27/05/2026

SUNNY BANK FARM PINES
LANE
BIDDULPH PARK
BIDDULPH

RETROSPECTIVE PLANNING
APPLICATION FOR
CONSTRUCTION OF
AGRICULTURAL BUILDING

(FULL - MINOR)

MAIN ISSUES

- Impact on Green Belt
- Impact on character and appearance

DESCRIPTION OF SITE

The site of Sunny Bank Farm lies to the east of Pines Lane to the north of Biddulph. The building subject of this application lies to the southeast of the dwelling with surrounding hardstanding and an access track present on site running across the field in a south easterly direction towards the subject building. The land is designated as being within an area of Green Belt.

The building occupies the corner of the field parcel, flanked on two sides by hedge lined boundary, and beyond the shared boundary to the south there is a woodland grouping.

The linear stretch of ridgeline woodland 'Long Edge' is to the east.

PROPOSAL

The constructed building is brickwork at lower level with timber cladding above and a metal sheet roof. It has a roller shutter door with an adjacent personnel door.

15m by 8.5m. It has an asymmetric roof line with an eaves height of 2.2m on the lower side and 2.6m on the higher side. The maximum ridge height is 3.25m.

In a revised statement submitted on the 3rd August, it is said that the building was constructed for the purposes of storing machinery and equipment, animal feed, fencing materials. All associated with maintaining the land under the ownership and for keeping sheep on the land.

The area of ownership, surrounding field, not including the dwelling and its curtilage, is some 2.5 ha.

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
DC3 Landscape and Settlement Setting

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Permission relating to the alteration and extension of the dwellinghouse

79/07820/OLDDC Conversion of ground floor barn to living accommodation and extension to form covered way. APPROVED.

81/10256/OLDDC Erection of double garage. APPROVED.

09/01011/FUL Single storey rear extension. APPROVED.

SMD/2020/0560 Demolition of existing extensions and their replacement with new alterations and extensions to the dwellinghouse. APPROVED,

CONSULTATIONS

Publicity

Site Notice expiry date: 6th July 2026

Neighbour consultation period ends: 6th July 2026

Press Advert: N/A

Public Comments

One comment of support:

We are boundary neighbours and fully support the retrospective planning application as requested by the applicant. The agricultural building is sympathetically built and fits well into the landscape. It is close to our mutual boundary and we have no objection whatsoever to its placement. We would be happy for the application to be granted.

Town / Parish Comments

Biddulph PC: No response in consultation period.

OFFICER COMMENTS

Impact on Green Belt

The site is in the Green Belt where development is inappropriate and, by definition, harmful to the Green Belt unless it is provided for by one of the exceptions that appear in the closed lists at Chapter 13 of the NPPF.

One of those exceptions is a building for agriculture. The building is provided on a modest area of agricultural land that surrounds the dwellinghouse. The land, however, is of a size that can be cut for haylage or graze sheep, and aerial photographs show that it has been used for both those purposes. The building too, is of a modest size

that is commensurate with the holding it is of a design, size and function to support agricultural activity on the holding.

It is therefore provided for by the exception and is not inappropriate in the Green Belt. For the purposes of the NPPF the development is not harmful to the Green Belt.

Design and impact on Character and Appearance of the Area

Local Plan Policy DC1 requires 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.

In particular, new development should incorporate 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, landscaping, character and appearance.

Local Plan policy DC3 states that development which leads to a prominent intrusion into the countryside should be resisted.

The building is modestly sized and is of an agrarian character and appearance. It does not appear at odds with other similar farm buildings within the locality. The building has been sensitively sited in the corner of the field against hedgerow boundary and woodland edge. The building appears in a farmland landscape where there are other similar buildings in the area and a building of this character and appearance is not uncommon. It is some distance from the road, more than 100m, and tree and hedge line together with the topography of the land provide natural and preexisting screening.

The access track takes a curved line through a small corner portion of the field. It is limited to stoned twin tyre tracks with a central grass strip. The track and the hardstanding are concealed with the topography of the land.

The building is not at odds with local distinctiveness and incorporates design and use of materials that are appropriate to the area. The building does not appear as a prominent intrusion in the countryside and is not overtly apparent from any public vantage.

There is no conflict with policies DC1 and DC3 of the SMDC Local Plan.

CONCLUSION / PLANNING BALANCE

The development is not inappropriate in the Green Belt and is not harmful to the character and appearance of the rural area or the farmland landscape. There is no conflict with the policies listed above.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 14th August 2026

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council