

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

15th August 2019

Application No:	SMD/2019/0379	
Location	Meadow View Rectory Road Hollington.	
Proposal	Proposed erection of an agricultural building to house livestock and includes secure storage and a workshop.	
Applicant	Mr A. Wilson	
Agent	GJ Perry Planning Consultant	
Parish/ward	Hollington	Date registered: 01/07/2019
If you have a question about this report please contact: Mrs L. Jackson tel: 01538 395400 ex 4125 lisa.jackson@staffsmoorlands.gov.uk		

REFERRAL

The application is brought to Planning Committee at the request of Councillor Peter Wilkinson for the following reasons;

1. The applicant is the main worker on the farm now that his parents are retired.
2. An agricultural building is required close to the barn conversion where he lives to facilitate animal welfare, ensure that machinery is secure and also for personal health and safety. With the building being on-site it will cut down on vehicle movements and improves the social, economic and environmental workings of the farm and is therefore sustainable development.

1. SUMMARY OF RECOMMENDATION

REFUSE

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site is a parcel of land lying to the south-east of Meadow View, a detached dwelling which has been converted through the prior notification application process (conversion of barns to dwellings). The actual application site (red edge) measures approximately 19m x 23m. There are some land level variations within the site but nothing significant. Boundaries consist of hedgerows, there is a hardstanding parking/turning area to the northern part of the site and Footpath Number 41 (Checkley Parish) runs alongside the north-eastern boundary, within the application site.

2.2 The Design and Access Statement informs that Meadow View is located on New Close Farm which is a mixed beef and sheep farm and equates to approximately some 68.8 hectares/170 acres. Part of the land holding is rented. The applicant states that on a typical day there are 175 No. young/beef stock, 420 No. sheep/lambs and 7 No. stock rams. It is understood that the applicant is also involved in contracting work but that this is reducing and is less significant as the livestock numbers grow. The Design and Access Statement claims that there is an immediate requirement for a small building for the sheep operation of around 167.2 sqm.

2.3 For the purposes of planning policy consideration the application site is located within the open countryside but it not designated as Green Belt land. The site does not form part of any Conservation Area, there are no Listed Buildings within close proximity and there are no protected trees nearby.

3. DESCRIPTION OF THE PROPOSAL

3.1 The application is for the erection of a detached agricultural building to house livestock, it would include a feeding bay, workshop and secure machinery store. The building would have a footprint of 18.288m x 9.144m, an eaves height of 3.658m and shallow pitched roof with overall ridge height of approximately 5.3m. The roof would be constructed using Anthracite cement fibre sheeting. 2m high concrete panels would form the lower wall levels of three sides of the building (fourth being coursed Hollington Stone); upper wall sections would be constructed using Yorkshire Boarding. One of the bays on the north-east elevation would be open and another would be fitted with a roller shutter door. Internally there would be a number of doorways linking the three areas within the building. The application is accompanied by a Design and Access Statement.

The application, the details attached to it, including plans, documents and consultation responses can be found on the council's website at:-

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=129937>

4. RELEVANT PLANNING HISTORY

DET/2015/0018	Change of Use of Agricultural Building to Use Class C3 (Dwelling houses). Refused.
DET/2015/0035	Change of Use of Agricultural Building to Dwelling House. Approved by default.
SMD/2018/0426	New Garages. Application withdrawn.
SMD/2018/0699	Proposed Erection of an Agricultural Building. Refused.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles.
- SS1a Presumption in Favour of Sustainable Development.
- SS6 Rural Areas.
- SS6b Smaller Villages Area Strategy.
- SS6c Other Rural Areas Area Strategy.
- SD1 Sustainable Use of Resources.
- SD4 Pollution and Flood Risk.
- E1 New Employment Development.
- R1 Rural Diversification
- DC1 Design Considerations.
- DC3 Landscape and Settlement Setting.
- NE1 Biodiversity and Geological Resources.
- T1 Development and Sustainable Transport.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide.

Supplementary Planning Guidance

1. Design Principles for Development within the Staffordshire Moorlands: Agricultural Buildings.

Emerging Staffordshire Moorlands Local Plan

National Policy Guidance

Paragraph 48 of the newly adopted NPPF states that:

“...decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Local Plan process

The Council agreed to publish the Local Plan Submission Version for representations in February 2018. At this point, the Council agreed that the Local Plan was “sound”. Formal representations were then invited from residents, businesses and other stakeholders to provide them with the opportunity to support or challenge the soundness or legal compliance of the Local Plan. This stage in the process followed three previous public consultations since 2015 which had informed the preparation of the Local Plan alongside a comprehensive evidence base.

In June 2018, the Council subsequently agreed to submit the Local Plan Submission Version to the Secretary of State for examination. An examination in public is ongoing in order to determine whether the Local Plan is sound and legally compliant. Hearing sessions were conducted in October 2018 and the Inspector issued his initial post-hearing advice in January 2019 which set out some actions for the Council and a range of modifications that would be necessary to make the plan sound. The full schedule of modifications is to be determined and will be subject to consultation in due course. The Inspector will then be in position to write his final report. Subject to the findings of the appointed Inspector, the Local Plan can then be adopted by the Council. This will be towards the end of 2019 at the earliest. Upon adoption, the Local Plan will supersede the adopted Core Strategy and become part of the statutory development plan for the District.

In this context, the Council’s position on the weight to be given to the policies contained in the Local Plan Submission Version in terms of the three criteria set out in Paragraph 48 of the NPPF is as follows:

- The stage of preparation – the Local Plan is now at an advanced stage of preparation as the Council has submitted it to the SoS for examination
- The extent to which there are unresolved objections to relevant policies – this varies depending on the policy in question. The Officer Comments section of this report identifies the level of outstanding objections to each policy and recommends the amount of weight to be given to them at this stage in the process
- The degree of consistency of policies with the NPPF – given that the Council has submitted a Local Plan that it considers to be sound, all policies are deemed to be consistent with the NPPF.

Emerging Policies

The following policies are considered to be relevant to this application:

- SS1 Development Principles (Moderate)
- SS1a Presumption in Favour of Sustainable Development (Significant)
- SS4 Strategic Housing and Employment Land Supply (Limited).
- SS9 Smaller Villages Area Strategy (Limited)
- SS10 Other Rural Areas Strategy (Limited)
- SD1 Sustainable Use of Resources (Limited)
- SD4 Pollution and Water Quality (Significant)
- SD5 Flood Risk (Significant)
- E1 New Employment Development (Moderate)
- DC1 Design Considerations (Moderate)
- DC3 Landscape and Settlement Setting (Significant)
- NE1 Biodiversity and Geological Resources (Moderate)
- T1 Development and Sustainable Transport (Moderate)

National Planning Policy Framework

Including sections;

- 2: Achieving sustainable development.
- 6: Building a strong, competitive economy.
- 9: Promoting sustainable transport.
- 12: Achieving well-designed places.
- 14: Meeting the challenge of climate change, flooding and coastal change.
- 15: Conserving and enhancing the natural environment.

National Planning Policy Guidance

6. CONSULTATIONS CARRIED OUT

Neighbour Notification:	Expires 25/07/2019.
Press Notice (Cheadle and Tean Times):	Expires 07/08/2019.
Site Notice:	Expires 09/08/2019.

Public Comments:

Three representations received (one from the NFU) making the following comments;

- The applicant has taken over the management of the farm and there is a need for a stock shed to enable him to be on hand to calve cattle and lamb sheep and provide intensive husbandry support for his livestock;
- The farm buildings are fully utilised. The additional building at Meadow View would be for lambing and animal housing allowing for unsociable hours working without disturbing parents;

- Believe that there are no options to build additional buildings at the main farmyard due to a mains sewer running across the property;
- Close proximity of rural buildings to domestic properties can reduce rural crime;
- Lone working is a major factor in farm fatalities. Close proximity of farm building to Mr Wilson's home would allow family to know of his whereabouts;
- Long hours worked and great benefit to have a farm building next to Mr Wilson's home;
- Building would help the farm business flourish and grow;
- Building does not raise issues of sustainability as it is for agricultural and husbandry purposes;
- Design and materials are in-keeping with the locality and site;
- Hollington Neighbourhood Plan supports development of existing homesteads, especially in support of local businesses;
- Other, more prominent farm buildings have recently been erected on other farms.

Checkley Parish Council: Support the application.

Rambler's Association: No representations received during the consultation period.

Rights of Way Officer (Staffordshire County Council): The application does not recognise the existence of Public Footpath No. 41 Checkley which runs along the private track which gives access to the proposed development. The development does not appear to affect the public right of way, however, the attention of the applicant should still be drawn to the existence of the footpath and to the requirement that any planning permission given does not construe the right to divert, extinguish or obstruct any part of the public path. The applicant should be reminded that the granting of planning permission does not constitute authority for interference with the right of way or its closure or diversion. For further information the applicant should be advised to read section 7 of DEFRA's Rights of Way Circular (1/09). It is important that users of the path are still able to exercise their public rights safely and that the path is reinstated if any damage to the surface occurs as a result of the proposed development. The surface of the footpath must be kept in a state of repair such that the public right to use it can be exercised safely and at all times.

The applicant also needs to confirm that they have a private right to use the footpath with vehicles. If there is a private right, then the fact that the route, as a public footpath, is a public highway takes precedence and needs to be stressed in any planning permission. The use by private vehicles is subject to, and subordinate to, the public's right, in other words, pedestrians have a public right and vehicles need to give way to them not the other way around. The County Council are only responsible for the maintenance of this route commensurate with its status as public footpath. If the footpath becomes damaged as a result of vehicular use we reserve the right to take legal action against property owners to request the reinstatement of the path. The County Council has not received any application under Section 53 of the Wildlife and Countryside Act 1981 to add or modify the Definitive Map of Public Rights of Way, which affects the land in question. It should be noted, however, that this does not preclude the possibility of the existence of a right of way at common

law, or by virtue of a presumed dedication under Section 31 of the Highways Act 1980. It may, therefore, be necessary to make further local enquiries and seek legal advice in respect of any physically evident route affecting the land, or the apparent exercise of a right of way by members of the public.

Minerals (Staffordshire County Council): The County Council as the Mineral and Waste Planning Authority has no comments on this application as the site is not within or near to any permitted waste management facility; or is exempt from the requirements of Policy 3 Mineral Safeguarding in the Minerals Local Plan for Staffordshire (2015 - 2030); or is development subject to our standing advice for development proposals within mineral safeguarding areas.

Severn Trent Water: As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Environmental Health: No objections subject to conditions and informative notes.

7. OFFICER COMMENT, PLANNING BALANCE AND CONCLUSION

Policy Context.

7.1 As with all applications, the Local Planning Authority is required to determine this application in accordance with the Development Plan, unless there are material circumstances which indicate otherwise and, in determining these applications, it shall have regard to the provisions of the Development Plan, in so far as material to the application and to any other material considerations.

7.2 Core Strategy Policy SS1 expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Core Strategy policy SS1a establishes a 'Presumption in Favour of Sustainable Development' in line with the National Planning Policy (herein referred to as the NPPF) where: (1) planning applications that accord with policies within the Core Strategy will be approved without delay and (2) where there are no relevant policies or they are out of date, the Council will grant planning permission unless material considerations indicate otherwise considering:-

- I. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or,
- II. Specific policies in within the NPPF indicate that development should be restricted.

7.3 Core Strategy SS6c states that the rural areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. SS6c supports (in principle) the diversification of existing farm enterprises (in accordance with Core Strategy Policy R1) but priority should be given to the need to protect the quality and character of the area, requiring all development

proposals to respect and respond sensitively to the distinct qualities of the surrounding countryside. Policy SD1 requires encouragement to be given to development on previously developed sites in sustainable locations. Policy E1 requires new employment development to be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce. Policy R1 requires development proposals to enhance the character, appearance and biodiversity of the countryside, it promotes sustainable diversification and requires schemes to meet a rural community need. Where new or replacement buildings are involved, developments should have minimal impact on the countryside and be in close proximity to an existing settlement. Policy T1 promotes and support development which reduces the reliance on the private car for travel journeys.

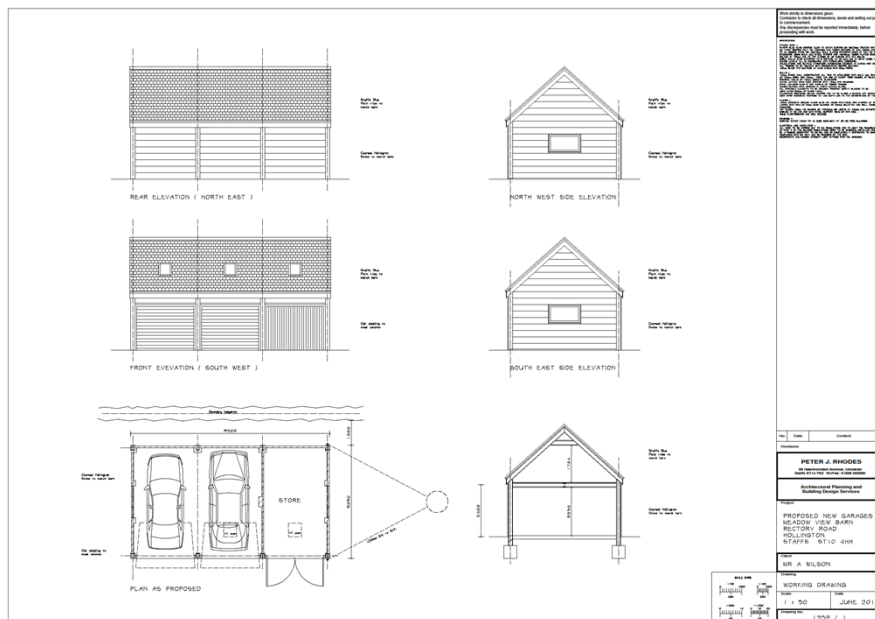
Planning History

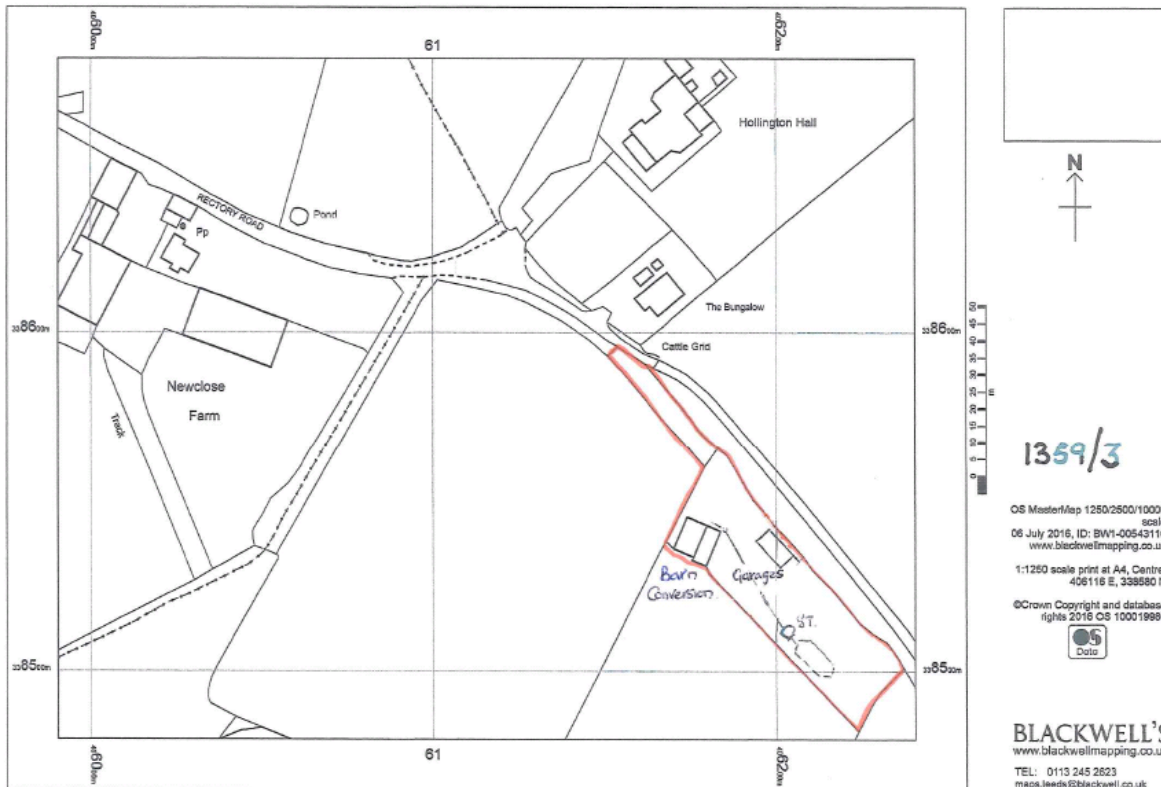
7.4 The application site has been subjected to a number of planning applications in the past. The existing dwelling has been formed as the result of a Prior Notification application for the conversion of a barn to a dwelling house. Applications relating directly to the land where the proposed building would be sited are as follows;

SMD/2018/0426 New Garages. Application withdrawn.

7.5 This application was withdrawn following on from officer advice that the application could not be supported. The garages were to be used for domestic purposes and were outside of the red edge allowed under the Class Q notification application for the barn conversion. The application could not be processed under a householder application as the scheme would have involved the change of agricultural land to that of a domestic use. The withdrawn application was for a 9.2m wide, three bay building, one of the bays being labelled as a 'store' area (with outwards opening double doors) and the other two bays having up-and-over garage doors.

Plans for withdrawn scheme



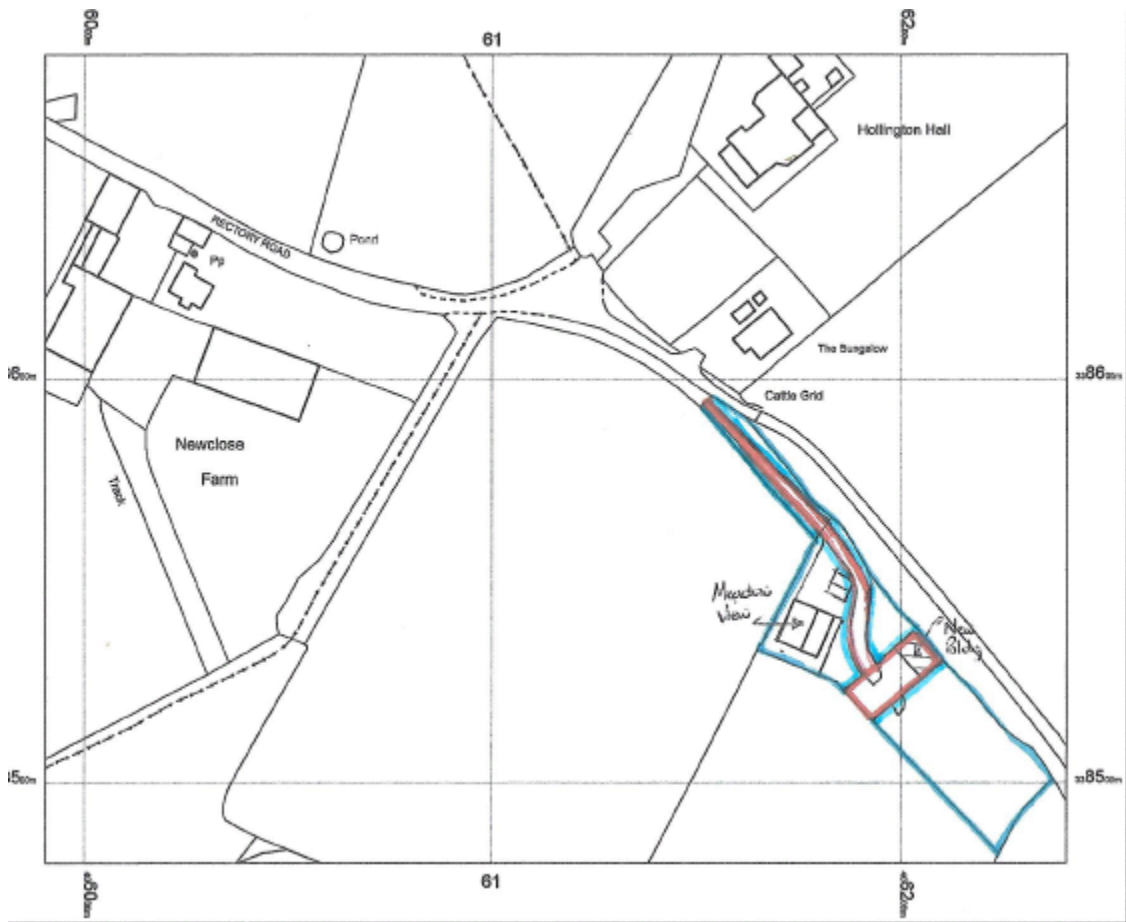
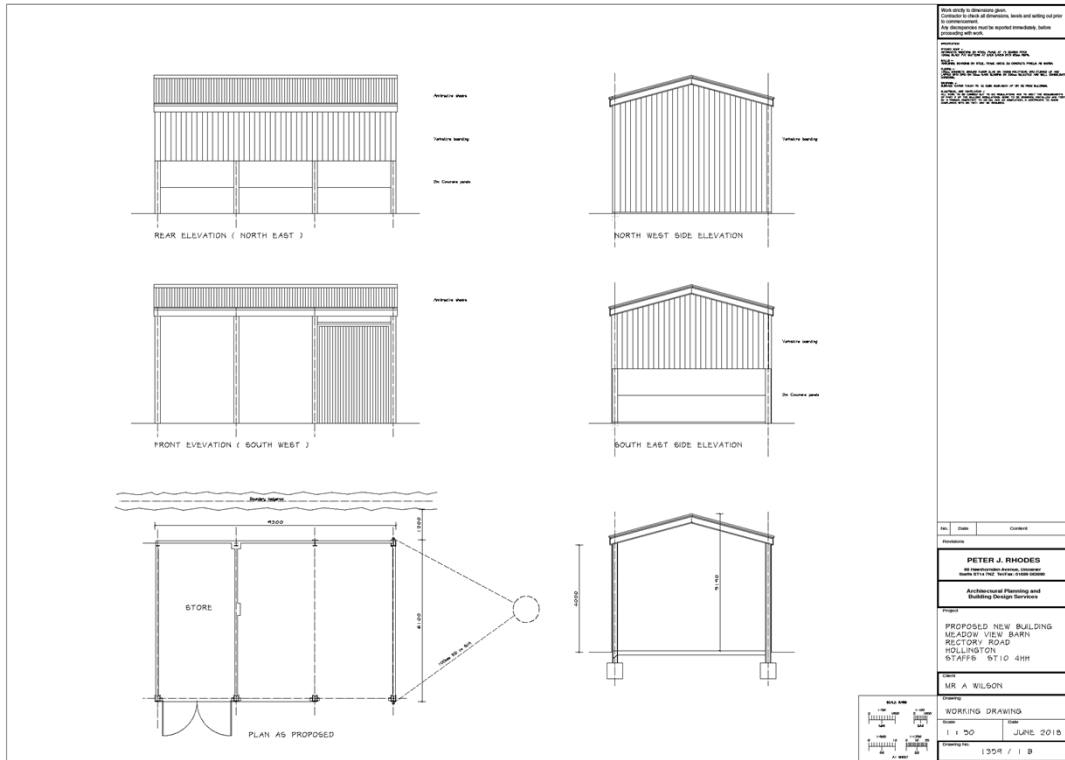


SMD/2018/0699. Proposed Erection of an Agricultural Building. Refused.

7.6 This application was submitted following on from withdrawal of the earlier scheme and was refused for the following reason(s);

It has not been demonstrated that the proposed building is needed for the purposes of agriculture within this identified application site. Furthermore the building does not form a group with any other building, thus having an adverse and unjustifiable visual impact upon the openness of the countryside at this point when viewed from the public domain (footpath number 41 Checkley Parish) as well as harm resulting from the enclosed vehicular turning area. In addition it has not been demonstrated whether the land has any ecological value nor are any proposals in place for biodiversity enhancement. The application is therefore contrary to policies SS1, SS1a, SS6c, DC1, DC3, R1 and NE1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands: Agricultural Buildings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework (2018) including sections 2, 6, 12 and 15.

Refused plans for application SMD/2018/0699.



Design and Visual Impact

7.7 The application site is an undeveloped parcel of green field land within an open countryside setting. The open aspect of the site contributes towards the character and appearance of the undeveloped rural area and landscape and the views across it contribute positively. Core Strategy policy DC1 includes the requirement to secure well-designed developments, for them to respect the site and its surroundings by taking into account matters of scale, density, layout, siting, landscaping, character and appearance and promote the maintenance/enhancement/restoration and re-creation of biodiversity where appropriate in accordance with policy NE1. Policy DC3 concerns itself with landscape and settlement setting, resisting developments which would be harmful and/or detrimental to the character of the landscape and seeks development proposals which would respect/enhance local landscape character.

7.8 The scheme now being considered proposes a much larger building than the ones previously proposed. The plans show that the building would be separated into three areas of use, the 'animal pen,' 'access and feeding bay' and 'workshop and secure machinery store.' The plans show that externally the stone track would lead to an enclosed area (two access gates) in front of two of the building's four bays. The Design and Access Statement informs that the area to the front of the building 'will be fenced off to allow for vehicle manoeuvring.' The plans do not give any details of the treatment of this part of the site ie there is no information about whether there would be any new hard surfacing or the type (including height) of proposed fencing. If vehicles were to use this part of the site then it is reasonable to think that there would be some sort of surfacing.

7.9 In its own right the application is proposing a building of fairly standard agricultural and functional appearance, the use of fibre cement roof sheets, Yorkshire Boarding, coursed stone and low level concrete panels are acceptable. The proposed materials are similar to those which can be seen on other agricultural buildings within the Staffordshire Moorlands district. However, it is not the design of the actual building (in this instance) that is a cause for concern, it is the effect and impact that the building would have in this particular location which raises material planning objections.

7.10 Adopted design guidance states that the aim is to blend new buildings into the landscape as far as possible taking into account the contours of the land, views from the roads and footpaths. Design guidance also requires that new buildings should be aligned so as to form a group with existing buildings, unless a detached setting would have less impact on either the setting of traditional buildings or the landscape. In this instance the building cannot be said to be forming a group with other buildings. There are no nearby buildings in agricultural use which could reasonably be said to assist in forming an agricultural group; this scheme would result in a building having an adverse and very great impact upon the open countryside by very reason of its existence. Public views of the building would be possible as the building is very close to the line of footpath 41 (Checkley Parish).

7.11 Members are advised that this scheme does not address the visual impact openness concerns which formed part of the reason for refusal of the last

application, it can be said that this scheme is in fact more harmful as this is a much larger building. The refused dimensions were 9.2m x 6.1m (footprint) with a ridge height of 5.2m. The current proposal is for a building with an 18.2m x 9.144m footprint and ridge height of 5.3m. The application claims that that 'this location will have minimal impact on the open countryside and will benefit (landscaping-wise) from the existing mature trees and hedges.' Officers disagree with this statement. The vast building size increase together with the fact that it would now be located further away from the north-eastern (footpath) boundary and within an open area of countryside does in fact make it appear significantly disjoined from the Newclose Farm complex. Indeed Core Strategy policy DC3 states that development should be restricted if it would harm or be detrimental to the character of the local and wider landscape. Paragraph 170 of the National Planning Policy Framework requires protection of landscapes and for developments to recognise the intrinsic character and beauty of the countryside.

7.12 The Design and Access Statement claims that there is no possibility of locating the building any closer to Newclose Farm due to the exclusion zone around a main sewer pipe which runs to the south of the existing Newclose Farm buildings towards 'The Bungalow' (dwelling located to the north-east of the application site). The agent states that there is an effective 12m embargo area which has been advised by Severn Trent and that an agricultural building could not be located within this area. Correspondence with Severn Trent Water has revealed that a 12m standard is incorrect. The pipe in question running near to Newclose Farm is a 150mm Public Foul Sewer, the exclusion zone for a sewer of this type/size would be 3m either side of it meaning that there is other land within the farm stead where the building could possibly be located.

Ecology

7.13 Application reference SMD/2018/0699 was (in part) refused for reasons of potential ecology impact. Core Strategy policy NE1 seeks to conserve and enhance the biodiversity and geological resources of the Staffordshire Moorlands and neighbouring areas which will be conserved and enhanced by positive management and the strict control of development. This will be achieved by securing biodiversity 'net-gains,' mitigation measures for any unavoidable impacts, appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through the proposed nature, scale, location and design of a proposal.

7.14 During consideration of SMD/2018/0699 the Council's Ecology advisor commented that there should have been a preliminary ecological appraisal undertaken or letter indicating why a survey is not required with photographs to justify that the land is of low ecological value. The officer also commented that the appraisal should include the location of nearby features off site that could be impacted for example ponds with potential for great crested newts, badger setts etc. Assuming there is no ecological value, some biodiversity enhancement would be required for example bat roosting and bird nesting features plus some landscaping. Native hedges or mixed scrub to provide screening and wildlife habitat linked in the surrounding landscape would be likely to be appropriate. It is unfortunate that the current submission does not attempt to address any of these concerns and without any meaningful survey/additional information the scheme now proposed does not

achieve removal of this part of the previous reason for refusal. The application is still therefore considered to conflict with the provisions of Core Strategy policy NE1.

Nearby Public Right of Way (No. 41 Checkley Parish)

7.15 Footpath number 41 (Checkley Parish) runs along the north-eastern boundary of the application site. The County Council Rights of Way officer comments that the application does not recognise the existence of footpath number 41. This is incorrect and whilst the location plans may not mark the route of the footpath the applicant/agent is fully aware of its presence and is referred to within the Design and Access Statement. The proposed location of the building means that the route of the footpath would not be affected. The plans do show a small gap between the north-eastern boundary and the edge of the enclosed/gated area at the front of the building and the application submission confirms that the proposal would not require any diversion/extinguishment of any right of way. In the event of Members being minded to approve the application then it is recommended that the matters concerning the footpath (ie rights of access, no blocking of route, harm to footpath surfaces etc) can be dealt with as informative notes to remind/inform the applicant/developer of their responsibilities.

Highways

7.16 The application does not propose any alterations to the existing vehicular access arrangements. Vehicles can already access the site from Rectory Road and it is this access that any associated farm machinery would use.

Environmental Health

7.17 Environmental Health officers do not object to the application, they simply request conditions relating to construction working hours, manure collection/storage, importation of fill materials for the road/parking/turning areas, septic tank/soakaway and any plant/machinery noise.

Drainage

7.18 Severn Trent Water do not raise any objections to the application, their consultation response comments that 'the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Conclusion & Planning Balance (including whether the previous reasons for refusal have been addressed).

7.19 The application argues the need for additional animal housing and includes feeding bay and secure machinery storage. There is no evidence to suggest that Newclose Farm does not require any further agricultural buildings and the applicant has (this time round) included a blue edge around the application site itself, his own dwelling and the main Newclose Farm complex. In its (application) favour is the fact that the building could assist in the expansion of an agricultural business and the chosen location near to the Meadow View dwelling would be convenient for the applicant (who resides at Meadow View) both in terms of access and security. However, it is clear that the building is to support activities at Newclose Farm and whilst there may be an agricultural need for some sort of livestock/feed/storage building, there is no real justification as to why the building has to be on this

particular parcel of land and not within the main Newclose Farm complex. Operationally the agricultural building would be disjointed from the main farm complex and should security be an issue there is no information to categorically demonstrate that there are no other areas close to the principal farm dwelling which would be suitable. Severn Trent Water has confirmed that there only needs to be a 3m exclusion zone on each side of the sewer so there are potentially sites closer to the farm complex which could be developable. No information has been submitted to demonstrate that other areas (which would have less visual impact harm) have been considered. The current submission does not address previous refusal reasons concerning adverse visual impact upon the open countryside.

7.20 Furthermore, the application has not attempted to address the ecology objections which formed part of the reason why application SMD/2018/0699 was refused and therefore the scheme remains contrary to the requirements of Core Strategy Policy NE1.

7.21 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration of weight in the determination of this application; setting out the presumption in favour of sustainable development. Paragraph 8 identifies the three dimensions to sustainable development i.e economic, social and environmental. The Framework makes it clear that these roles should not be undertaken in isolation and whilst the scheme may bring about some economic benefits for the applicant, it does not (for the reasons identified above) comply with the 'environmental objective' dimension of sustainable development. A recommendation of refusal is hereby made.

8. RECOMMENDATION

A. That the application is refused for the following reasons;

- 1. It has not been demonstrated that there are no other more suitable and visually less harmful sites within the farmstead where the building could be located. The building does not form a group with any other building, thus having an adverse and unjustifiable visual impact upon the openness of the countryside at this point when viewed from the public domain (including footpath number 41 Checkley Parish). Furthermore the application has not demonstrated whether the land has any ecological value and nor are there any proposals in place for biodiversity enhancement. Without such information it is not possible to secure biodiversity 'net-gains,' mitigation measures for any unavoidable impacts, appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through the proposed nature, scale, location and design of a proposal. The application is therefore contrary to policies SS1, SS1a, SS6c, DC1, DC3, R1 and NE1 of the Core Strategy Development Plan Document, Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands: Agricultural Buildings,' Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework (2018) including sections 2, 6, 12 and 15.**

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

