

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

16th February 2023

Application No:	SMD/2021/0679	
Location	Holmwood, Ramshorn Road, Oakamoor	
Proposal	Replacement single building to provide storage of agricultural machinery, vehicles, fodder and feedstuffs	
Applicant	Mr I Moss and Miss N Rastrick	
Agent	Mr Graeme Perry	
Parish/ward	Farley /Alton	Date registered 21 st October 2021
If you have a question about this report please contact: Mr Benjamin Hurst tel: 07738506367 or e-mail benjamin.hurst@staffs Moorlands.gov.uk		

REFERRAL

The application is referred to Committee at the request of Cllr James Aberley who wishes the application to have a hearing in the public interest.

1. SUMMARY OF RECOMMENDATION

APPROVE , subject to conditions
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2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 An area within a large expanse of garden to the rear of the applicant's bungalow. The bungalow is in a short, scattered, well-spaced row of similar dwellings on a narrow country lane. The bungalow and its neighbours are within an 'other rural area', in Ramshorn, beyond the closest village settlements of Alton and Oakamoor.

2.2 The garden is bounded and enclosed by mature tree lines and behind the applicant's large area of garden there is a small scale field parcel of 0.5ha closely bounded and enclosed by woodland. Together with the dwelling and its large garden, the total area of the property is 1.2 ha.

3. DESCRIPTION OF THE PROPOSAL

3.1 This application is a repeat application with a second attempt proposal to erect an agricultural building following a refusal. A previous scheme was refused because the submission had not justified a rural location and the building would have been located within close proximity of a neighbour's boundary.

3.2 This application differs by proposing a smaller building that would be further from the neighbour's boundary and including additional information about the applicant's activities and the purpose of the building.

3.3 The application proposes the erection of a portal frame shed with a concrete panel base and profile cladding above. There would be a roller shutter door in the gable. The shed would be 9m by 12m and have an eaves height of 3.6m and a ridge height of 4.9m. The shed would be located to the rear of the dwelling in an area of the applicant's garden. It would replace a sizeable old timber shed that currently occupies the site. A new area of hardstanding would extend the driveway at the side of the dwelling to provide an access to the front of the shed.

3.4 The foul drainage from the facilities building would be to the mains drain shared with the existing public house. Vehicular access to the site would be from the existing driveway.

3.5 The purpose of the shed and the existing use of the site is described as agriculture. Specifically, it is said that the applicant runs a small agricultural operation across three locations in the Ramshorn and Ashbourne areas. The applicant also assists a number of farmers in the area on a reciprocal basis. It is said that the building is required to store agricultural machinery as a small building in Ashbourne is no longer available to them. The applicant says that the agricultural operation is centred at Ramshorn with further land which has been rented for ten years or so on the Norbury Estate.

4. RELEVANT PLANNING HISTORY

4.1 SMD/2021/0200 Erection of agricultural building - Refused.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The development plan comprises the adopted Staffordshire Moorlands Local Plan 2020, Document SPD/SPG and supporting evidence documents.

Local Plan Development Plan Document (Adopted 2020)

S01	Spatial Objectives
SS1	Development Principles
SS10	Other Rural Area
SD4	Pollution and Water Quality
DC1	Design Considerations
DC3	Landscape Character
T1	Development and Sustainable Transport

National Planning Policy Framework

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

6. CONSULTATIONS CARRIED OUT

Public

6.1 Neighbour notification letters and displayed site notice opened a period of consultation that required response by 22nd December 2021. There has been no response to the consultation.

Parish Council

6.2 Farley Parish Council – No objection

7. OFFICER COMMENTS/PLANNING BALANCE

The Local Plan Strategy Approach to Development in the Rural Areas

7.1 The new building would be provided within the countryside in an area identified in the settlement hierarchy as an 'other rural area'. In these areas the spatial strategy, SS10, only provides for development where there is an essential need for this development to be located in the countryside, supports rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The strategy also specifically provides for "*allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area*".

7.2 The submitted statement, which is light on detail and specifics, says that the applicant runs a small agricultural operation across three locations in the Ramshorn and Ashbourne areas (primarily sheep and poultry) and also assists a number of farmers in the area on a reciprocal basis. It is said that the building is required to store agricultural machinery as a small building in Ashbourne is no longer available to them. The applicant says that the agricultural operation is centred at Ramshorn with further land which has been rented for ten years or so on the Norbury Estate and that they were in negotiation to lease further grazing land for sheep. The owners of the leased land will not allow a building to be erected on the land. The applicant wishes to store machinery comprising tractor and trailer, tractor attachments such as chain harrows, a mini-digger and trailer, a small earth moving dumper, a Land Rover, and a van.

7.3 On the application site, presumably the location referred to by the applicant as the 'Ramshorn site', there was no obvious evidence that the large garden or the 0.5ha of land to the rear was in any agricultural use, other than a handful of geese roaming free. Instead across the land stored out in the open were trailers, a mini digger, a dumper truck, and various materials and miscellaneous items. Requests of the applicant to provide precise mapped locations of their other grazing land and details of activity and enterprise were unanswered. On the evidence provided and observable, it is difficult to assess the extent of the need and justification associated with the applicant's agricultural enterprise and, hence, a previous application for a larger building was refused.

7.4 However, what does emerge is the broader need for a more general purpose storage building for an applicant that has a rural property with a large garden and additional grazing land to the rear. Maintenance and stewardship of this land in itself will command storage needs, and indeed various items of equipment and machinery are left in the open. The applicant may, on some scale, be engaged in agricultural activity on this and other land available to him, or to assist other farmers within the vicinity, and he may have storage needs associated with that. Broadly therefore, there does appear to be justification for a building required for storage purposes incidental to the dwelling and property and associated with agricultural activity.

7.5 To that extent the 'other rural strategy' SS10 does make provision for buildings that can justify a rural location and domestic outbuildings at existing dwellings, particularly where they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

Impact on the character and appearance of the rural area

7.6 With this application the proposal is for a storage shed of reduced size, its smaller scale is appropriate to the size of the garden and the property as a whole, particularly as it would replace a sizeable timber shed. The external walls of the shed would be a combination of concrete with dark green metal cladding above with a metal sheeting pitched roof. The building would have a simple functional form but it would not be out of place to the rear of the dwelling where it would be well enclosed and screened by existing tree lined garden boundary. There are within the neighbour's gardens other outbuildings and garages which, although smaller than the proposed shed, are of a simple functional form. The proposed shed would not be an incongruous or dominant building but rather a functional large garage which would not be unduly visually intrusive in these surroundings.

7.7 The shed would have the appearance of a large domestic garage/outbuilding which has been designed to meet its immediate residential and rural surroundings without causing visual harm to the character and appearance of the area. There are open views towards the building from the south and from the nearby public right of way, but from more distant views and

when approaching it from the footpath it does not dominate the area even though it is in a relatively elevated position.

7.8 A further point of consideration relates to a fallback position whereby a shed of similar size and appearance, just 1m lower at eaves and ridge, could be built within the curtilage of the dwelling for purposes incidental to its enjoyment, under the limitations set out under Schedule 2, Part 1, Class E of the GPDO. This is a material consideration in favour of granting planning permission for the shed proposed.

7.9 The character and rural character of the area would not be harmed. There would be no conflict with Policies DC1, DC3, and SS10 of the Local Plan in these regards.

Impact on the amenity and living conditions of residential neighbours

7.10 The immediate locality is residential in character and use. The large garden space has a rough L shape that, to the east, wraps behind the adjacent neighbour's property at 'Woodlands', but then has a flanking boundary to the side of the larger neighbouring garden at 'next door but one' property at 'St. Mary's Mount'. In comparison the adjacent neighbour at 'Woodlands' has a more modest garden, with a depth of 13m between the dwelling's rear elevation and the garden boundary. From the garden boundary the land level steps down so that the rear of the dwelling is set down at a lower level.

7.11 With this revised proposal the shed would have a slimmer rectangular footprint, rather than the squared dimensions of the previous proposal. This reduction in footprint would place the side wall of the building further from the neighbour's (Woodlands) garden boundary at the rear of their dwelling, increased to about 10m and a total of 23m from the neighbour's rear elevation. With this greater separation distance, the shed should not have unreasonable impact on the outlook and sense of space enjoyed by that neighbour from their windows or garden area. This neighbour's amenity would not be unreasonably affected.

7.12 The applicant has confirmed that the shed is not to be used as a workshop and that no maintenance of machinery and/or washing off will take place on the application site, except for topping up hydraulic oil levels. Maintenance will be carried out by the appropriate dealerships. On the applicant's evidence, the use of the shed therefore would amount to storage and it should not generate noise and disturbance.

7.13 In all of these regards the development should not be harmful to the amenity enjoyed by the existing residential neighbours or contrary to policy DC1 and SD4 of the Local Plan.

8. Conclusion

8.1 The rural location of the proposed development is justified as a means of providing a storage facility that would be incidental to the dwellinghouse and

the property as a whole; and for any agricultural activity that the applicant is involved with on this and other nearby sites. The development would therefore be compliant with the 'other rural area' strategy SS10 of the Local Plan, particularly because the shed would be of a reduced smaller scale, appropriate to the property, and there would be no harm to the character and appearance of the rural area. There would be no harm in other regards and no conflict, specifically, with policies DC1, DC3 and SD4 of the Local Plan.

9. RECOMMENDATION

A. That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2. The development permitted and described above shall only be carried out in accordance with the following approved plans numbered R0136-001 P0 and R0136-002 P2, that were submitted with the application.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The development hereby permitted shall be used only by the residents of Holmwood for agriculture/agricultural storage and for purposes that are incidental to the dwelling at Holmwood and the property as a whole. The development shall be used for no other purposes whatsoever, including for the avoidance of any doubt any purposes falling within Classes E1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

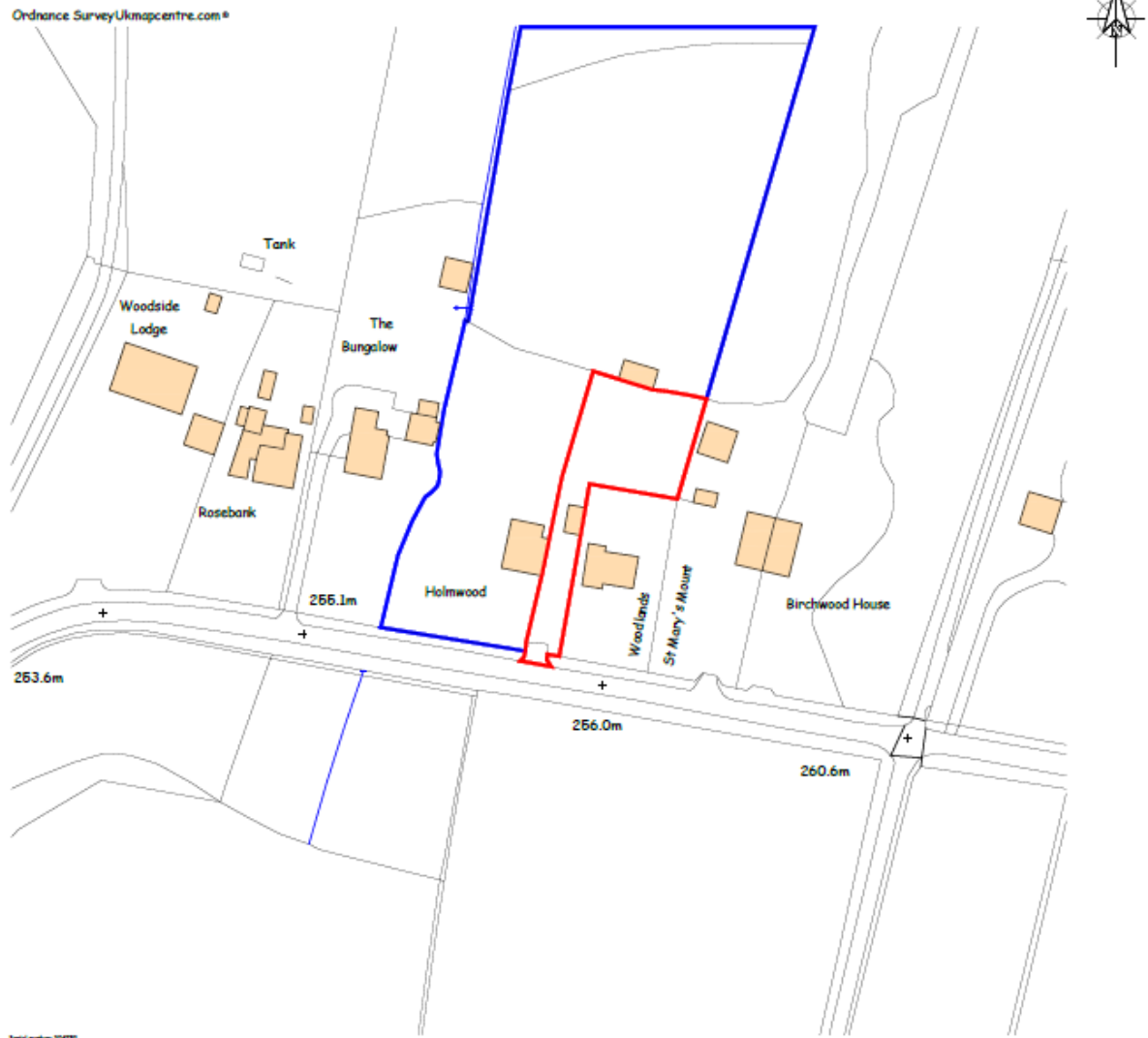
Reason:- To protect the amenity and living conditions of nearby residential neighbours.

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of this application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=166028>

Holmwood, Ramshorn Road, Oakamoor – location plan



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Location Plan
Scale 1 : 1250