

Application No: 11/1286N

Location: Baddiley Hulse, BADDILEY HALL LANE, BADDILEY, CW5 8BS

Proposal: ERECTION OF 2 AGRICULTURAL BUILDINGS AND SLURRY STORE, ALLOWING FARM TO COMPLY WITH NVZ REGULATIONS. THE 2 CUBICLE SHEDS WILL EACH HOLD 220 COWS AND INCORPORATE SLURRY CHANNELS TO THE STORE TO MINIMISE YARDAGE AND WASTE.

Applicant: J.H. BLACKBURN & SON

Expiry Date: 30-Jun-2011

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Impact on Streetscene/Open Countryside
- Impact on Amenity of adjacent properties
- Impact on highway safety
- Impact on Public Rights of Way
- Impact on Protected Species

1. REASON FOR REFERRAL

This application is to be determined by the Southern Planning Committee as it forms agricultural floorspace that exceeds 1000sqm.

2. DESCRIPTION OF SITE AND CONTEXT

The application site forms an existing working dairy farm which is located within the Open Countryside as defined by the Local Plan Proposals Map. The farm has a mixture of traditional and modern farm buildings. The surrounding landscape is primarily agricultural in nature with fields defined by hedgerows and hedgerow trees. The topography of the landscape is generally flat however land levels ascend from the north east to the farm complex. There are two public rights of way which pass the farm site. The site is also located within a Hazardous Installation Consultation Zone for a gas pipe line which crosses the farm.

3. DETAILS OF PROPOSAL

This application proposes the construction of two agricultural cubicle buildings. The two buildings would each be 27m wide, 79m in length and have a height to eaves of 4.5m and 9.2m to ridge. The buildings are proposed to be constructed on land which is adjacent to the existing buildings

and would have steel clad elevations and fibre cement roofs. In addition to the cubicle buildings the scheme also proposes the construction of a slurry store. The slurry store would be sited in the adjacent field to the proposed cubicle buildings and would have a height of 4.572m and diameter of 29.870m. The slurry store would be finished in blue or green.

4. RELEVANT HISTORY

P96/0282 – Planning permission approved for a cattle building on 6th June 1996.

5. POLICIES

The development plan includes the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 Amenity
BE.2 Design Standards
BE.3 Access and Parking
BE.4 Drainage, Utilities and Resources
BE.5 Infrastructure
BE.21 Hazardous Installations
NE.2 Open Countryside
NE.5 Nature Conservation and Habitats
NE.9 Protected Species
NE.14 Agricultural Buildings Requiring Planning Permission
NE.17 Pollution Control
RT.9 Footpaths and Bridleways

National Policy

PPS1: Delivering Sustainable Development
PPS7: Sustainable Development in Rural Areas

6. CONSULTATIONS (External to Planning)

Environmental Health: No objections subject to conditions relating to the accommodation of livestock only, and on site slurry only to be stored and construction hours

Health and Safety Executive – Does not advise, on safety grounds, against the granting of planning permission in this case.

7. VIEWS OF THE PARISH COUNCIL

None at time of writing report

8. OTHER REPRESENTATIONS

None

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement submitted, the salient points being:

- Gas pipeline restricts development to other side of farm
- The proposal is adjacent to existing buildings
- Within 400m of the proposals there are only dwellings related to the farm
- Close to milking parlour
- Partially visible from road, hidden by trees, hedgerows and buildings
- Slurry store central to the farm
- Away from footpaths and watercourses
- Required to comply with Nitrate Vulnerable Zone Regulations
- Rainwater will be harvested and used for drinking water for cattle and cleaning
- Designed in highest standards of cow welfare following veterinary advice
- Much improved rearing facilities to comply with welfare standards
- Provide more secure employment

10. OFFICER APPRAISAL

Principle of Development

Development for agricultural purposes is acceptable in principle providing it is required for agricultural purposes and is essential to the agricultural operation or to comply with welfare regulations. The applicant has stated that the proposed development would be required to comply with NVZ regulations and would improve the rearing facilities to comply with welfare standards. The proposed development would also ensure the expansion of an agricultural enterprise. It is considered that it has been satisfactorily demonstrated that the buildings are essential for the purposes of agriculture and as such is acceptable in principle. The proposed development should also have regard to the impact on the surrounding landscape, be of satisfactory design, and have regard to the amenities of nearby residential properties and highway considerations. In this instance consideration also needs to be given to the impact on protected species, public rights of way and hazardous installations.

Impact on Landscape/Open Countryside

The application proposes the construction of two large cubicle buildings which would have a total floorspace of 5048sqm. The buildings would result in a significant encroachment into the open countryside. Notwithstanding this, they would be seen within the context of existing buildings on the farm complex and as such are appropriately sited. Views of the buildings would be available from the public highway but would be partially screened by existing vegetation and buildings. There are two public rights of way which would pass the buildings to the north and south. It is considered that it would be justifiable to require additional landscaping to the south and east of the buildings to mitigate against the harm to the landscape setting when viewed from the public right of ways.

The design of the buildings, which are of modern utilitarian style, are considered to be appropriate to the rural setting and would not be readily converted to a residential dwelling. The proposed slurry store is also considered to be of appropriate design.

Impact on the Amenity of adjacent properties

The nearest properties which are not within the farming complex are located 150m to the east of the proposed buildings. The proposals are of significant distance from the neighbouring properties not to cause harm to their amenity through loss of daylight or overbearing. There has been no object raised from environmental health with regard to these proposals and it is therefore unlikely that the proposed development would cause any significant harm on the amenities of neighbouring dwellings through noise and disturbance, and odour.

Impact on Highway Safety

There would be no alterations to the site access which is considered to be appropriate.

Impact on Protected Species

There is a pond which is sited 220m from the proposed development. Given the nature of the land and proposals the Council's ecologist has confirmed that there would not be any significant harm on protected species.

Impact on Public Right of Way

The proposals would be 60m from public footpath Baddiley Footpath 20 to the north and 50m from Baddiley Footpath No.9 to the south/east. There would be no obstruction of these PROWs however it is considered that an informative is necessary informing the applicant of their obligation to keep PROW's clear of obstruction.

Impact on Hazardous Installations

The proposed development would be within the Hazardous Installation Consultation Zone for a gas pipeline which passes through the site from east to west. The proposed development and its end user is not a low sensitivity type/use of development. As such, the Health and Safety Executive does not advise against the granting of planning permission on safety grounds. It is however advise that an informative be attached to any permission to make the development aware that they should contact the pipeline operator of their intention to develop.

11. CONCLUSIONS

The proposed development is of an agricultural nature which is essential for the enterprise and is considered to be acceptable in principle. As conditioned it is considered that there would be little demonstrable harm caused to the character and appearance of the landscape. There would be no demonstrable harm caused to the amenity of neighbouring properties, highway safety, protected species, public right of ways or hazardous installations. The proposed development is therefore considered to be in compliance with Policies BE.1 Amenity, BE.2 Design Standards, BE.3 Access and Parking, BE.4 Drainage, Utilities and Resources, BE.5 Infrastructure, BE.21

Hazardous Installations , NE.2 Open Countryside, NE.5 Nature Conservation and Habitats, NE.9 Protected Species, NE.14 Agricultural Buildings Requiring Planning Permission, NE.17 Pollution Control and RT.9 Footpaths and Bridleways of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

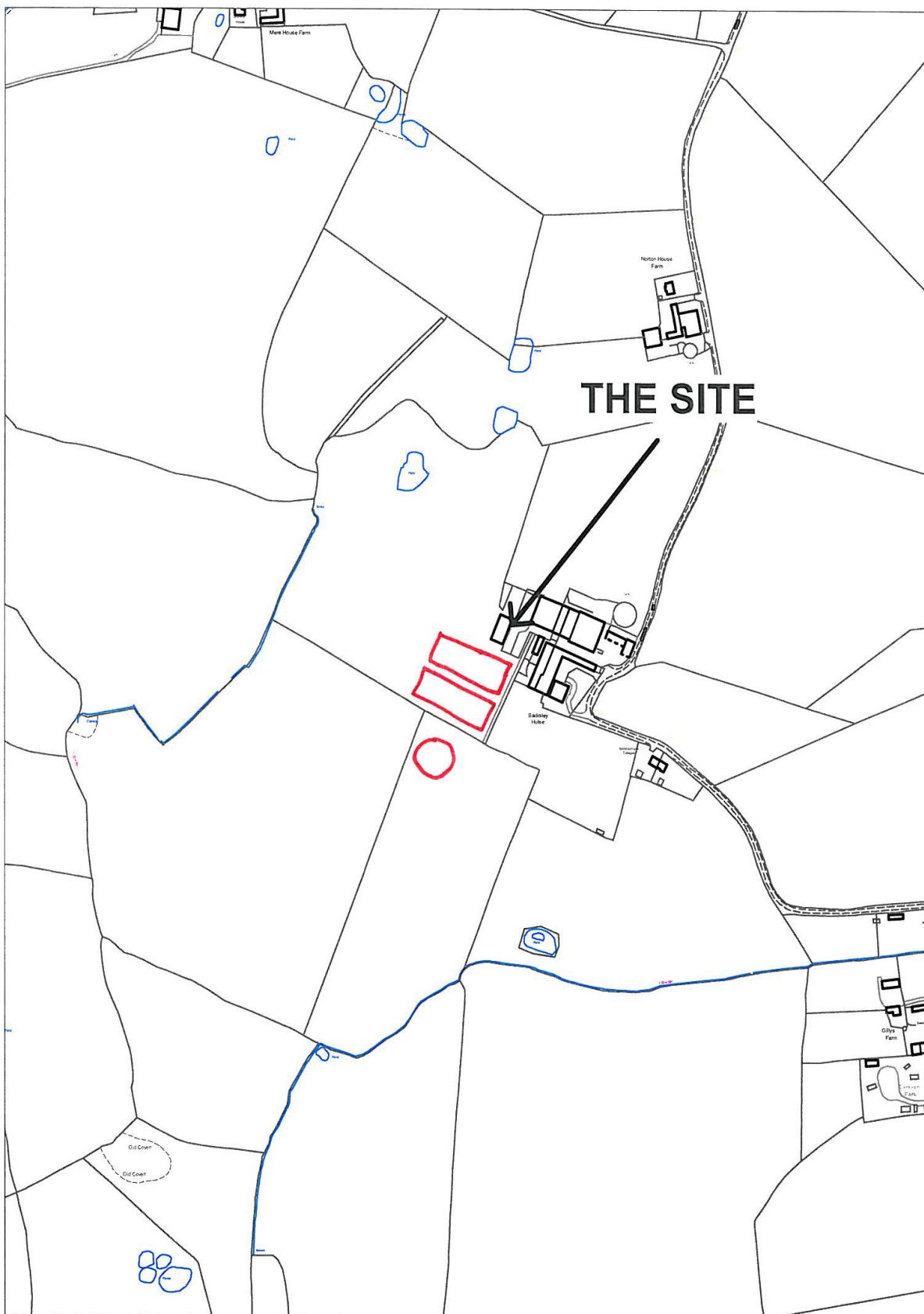
12. RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Standard Time Limit**
- 2. Approved Plans**
- 3. Materials as submitted**
- 4. Scheme of Landscaping to be submitted**
- 5. Implementation of landscaping scheme**
- 6. Storage of slurry from farm only**

Informative(s):

- 1) Public Rights of Way**
- 2) Inform pipeline operator of their intention to develop**



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