

Application No: 11/1416N

Location: CALVELEY GREEN FARM, CALVELEY GREEN LANE, CALVELEY, CHESHIRE, CW6 9LF

Proposal: Erection of an Agricultural Steel Portal Frame Building to Provide Space for Two Robotic Milking Machines and Cow Cubicles

Applicant: A Plumbley and Co

Expiry Date: 15-Jul-2011

**SUMMARY RECOMMENDATION:**

Approve subject to conditions

**MAIN ISSUES:**

- Principle of development
- Justification for development
- Impact on the character and appearance of the open countryside
- Impact on residential amenity
- Highway safety

**REASON FOR REFERRAL**

This application is included on the agenda of the Southern Planning Committee as the proposed building has a floorspace in excess of 1,000 square metres.

**DESCRIPTION OF SITE AND CONTEXT**

The application site is situated within the open countryside as designated by the Crewe and Nantwich Replacement Local Plan and is accessed off Calveley Green Lane, down a long private access. Calveley Green Farm is an existing farmstead complex with approximately 175 acres of farm land. The original traditional farm building has been converted to residential dwellings, and a new modern complex has been constructed within the last 5 years approximately 150m to the south west of the original farm buildings. The current dairy buildings are fairly modern in appearance and are accessed off a private driveway. The dairy comprises of two steel portal frame buildings to house 70 cows milked by the robotic milking parlour on an organic dairy system. To the south and east of the site are public footpaths Calveley FP4 and FP6.

**DETAILS OF PROPOSAL**

This application seeks full planning permission for an agricultural building for the housing of livestock and two robotic milking machines. The building will measure 50.3m in length, 23.16m in width and will have a maximum height of 4.57m. The proposed structure will house two new milking robots and 165 cubicles. The building will be constructed using natural grey fibre cement cladding for the roof with external side walls of the building being open with feed

barriers down each side. The north east gable will be block faced and will contain access doors to the robots and the south west gable will be clad down to the eaves in tanded space timber boarding.

## **RELEVANT PLANNING HISTORY**

09/4145N - Erection of Gaia 133 11KW wind turbine on a 18m tower, Approved with conditions 23<sup>rd</sup> February 2010

P07/0597 – Barn Conversion to three dwellings (Amendment to P05/0786) – Approved with conditions 25<sup>th</sup> June 2007

P06/0846 – Replacement Driveway – Approved with conditions 7<sup>th</sup> September 2006

P06/0113 – New private access road, predestination of existing vehicular drive, repositioning of garages approved under P05/0786 and erection of single garage – Approved with conditions 29<sup>th</sup> March 2006

P05/0786 – Conversion of existing barns to four residential units and the Greenfield development of a new dairy building and slurry store (resub P05/0122) – Approved with conditions 23<sup>rd</sup> August 2005

P95/0298 – Livestock building – Approved 7<sup>th</sup> June 1995

P93/0131 – Livestock building – Approved 15<sup>th</sup> April 1993

## **POLICIES**

### **Regional Spatial Strategy**

DP1 Spatial Principles

DP7 Promote Environmental Quality

### **Local Plan Policy**

NE.2 (Open Countryside)

NE.14 (Agricultural Buildings Requiring Planning Permission)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

### **Other Material Considerations**

PPS1: Delivering Sustainable Development

PPS7: Sustainable Development in Rural Areas

## **CONSULTATIONS (External to Planning)**

**Environmental Health** – Comments received on the 1<sup>st</sup> June 2011

Before Environmental Health are able to make their final comments we require the noise data from the proposed milking machines including the frequency spectrum/analysis. This is to

ensure that the noise from the machines does not affect the amenity of local residents, as the proposed building is closer to the residential properties than the one currently used for milking. Furthermore, the proposal is to increase the use of the milking parlour and move from one robotic milking machine to two robotic milking machines, which may result in an increase in noise.

**Highways:** No representations received at the time of writing this report

#### **VIEWS OF THE PARISH COUNCIL:**

No representations received at the time of writing this report.

#### **OTHER REPRESENTATIONS:**

No representations received at the time of writing the report

#### **APPLICANT'S SUPPORTING INFORMATION:**

**Design and Access Statement**

**Agricultural Justification Report**

#### **OFFICER APPRAISAL**

##### **Principle of Development**

The agricultural unit is currently a 175 hectare dairy enterprise consisting of a 70 organically farmed cow dairy herd. Policy NE.14 of the Borough of Crewe and Nantwich Replacement Local Plan states that proposals for the erection, alteration or extension of agricultural buildings will be permitted where:

- The proposal is required for, and is ancillary to, the use of the land for agricultural purposes
- The development is essential either to the agricultural operation or comply with environment and welfare legislation
- The development is satisfactorily sited in relation to existing buildings, in order to minimise the impact on the landscape
- The development is sympathetic in terms of design and materials
- Adequate provision is made for the disposal of foul and surface water drainage and animal wastes
- Adequate provision is made for access and movement of machinery and livestock
- The proposal is of appropriate location, scale and type so as to not be detrimental to the amenities of any nearby residential properties
- The proposal is not of a design and construction which makes it easily convertible to residential use.

The main issues in the consideration of this proposal is therefore whether the development is required for and essential to agriculture, the visual impact of the proposal, access and movement, and the impact on the amenity of nearby residents.

### **Justification for Development**

The proposal is for a new agricultural building adjacent to the existing two building in the dairy complex. The existing use of the dairy farm is for organic milk and therefore the herd numbers are fairly low at 70. The proposed building and additional milking robots will allow the dairy farm complex to return to more traditional grassland system of farming with a move away from organic milk production which has recently seen a decline in profitability. The new building and the move away from organic milk will allow the business to increase to 185 cows making the farm a more viable business. This will allow the applicant to increase efficiency and ultimately the yield of the herd to maximise the growth of the business.

### **Design**

The building is of a design typical of modern agricultural buildings. It will be constructed in materials which match the existing cubicle building thus appearing sympathetic in the group of buildings in which it will sit. The design and construction will be appropriate to the purpose it will serve and although it will be a large building, it will be in keeping with other buildings on the site in terms of its size and scale.

The building will be a new third unit on the site; however It is located within the existing cluster of buildings. The current area of land is grassland however it is adjacent to existing hardstanding and will be viewed in this context from the adjacent public foot paths. It will therefore have minimal impact on the landscape. The development is therefore considered to comply with Policies NE.1 (Open Country) and BE.2 (Design Standards).

### **Amenity**

The proposed building will be approximately 120 metres from the existing farmhouse and adjacent converted barns. As this building will result in an intensification of use at this site the Environmental Health department have requested details of noise to be submitted prior to any further comments being made on the application. The noise data information has been requested but has yet to be received from the applicant. The committee will be updated on this matter in the either in the update report or verbally at the committee meeting.

However, as the site is an existing farm and has been running a robotic milking machine for several years, it is not expected that the proposal will result in a significantly increased impact by means of noise and disturbance to the detriment of residential amenity to properties.

The building is located sufficient distance from any residential properties so as not to cause a visual intrusion or loss of light to the detriment of residential amenity.

### **Access and Parking**

Notwithstanding the absence of the Highway Authorities comments, it is considered that as the building will be accessed using the existing arrangement, therefore there will be no detrimental impacts in terms of intensification or creation of a traffic hazard.

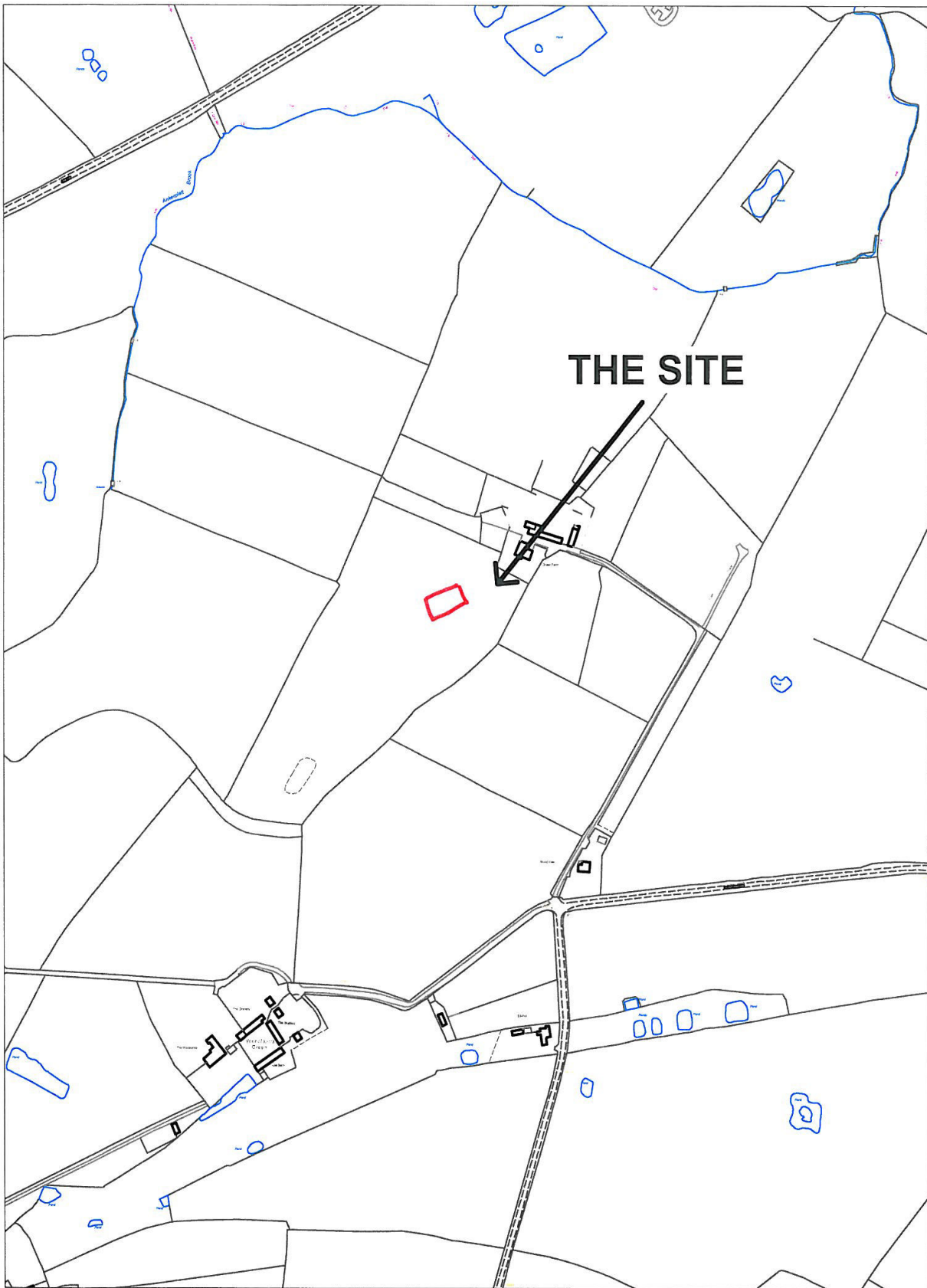
## **CONCLUSIONS**

The proposed development is essential for the continued agricultural operation and is located immediately adjacent to the existing group of buildings and therefore would not result in a form of development that would have a significantly detrimental impact on the character and appearance of the open countryside. There is a proven need for the development which is sited so as to minimise its impact. The development would not result in any detrimental impact on neighbouring amenity or highway safety. The proposal is therefore considered to be in compliance with Policies BE.1 (Amenity), BE.2 (Design Standards), BE.3 (Access and Parking), NE.2 (Open Countryside), and NE.14 (Agricultural Buildings Requiring Planning Permission) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

## **RECOMMENDATIONS**

**APPROVE** subject to the following conditions:-

- 1. Standard Time**
- 2. Approved plans**
- 3. Materials used shall be in accordance with those specified in the application unless different materials are first agreed with the local planning authority**



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