

Application No: 12/3570N

Location: High Ash, CAPPERS LANE, SPURSTOW, CW6 9RP

Proposal: Erection of two agricultural buildings

Applicant: High Ash Farm Ltd

Expiry Date: 11-Jan-2013

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

- Principle of Development
- Character, Appearance and Landscape
- Residential Amenity
- Highway Safety
- Public Rights of Way

### **1. REASON FOR REFERRAL**

This application is to be determined by the Development Control Committee it is a major development of over 1000sqm.

### **2. DESCRIPTION OF SITE AND CONTEXT**

The application site forms a farm complex located within the Open Countryside to the west of Nantwich and is accessed via Cappers Lane. The site comprises a mixture of traditional brick and more modern agricultural buildings and a large three storey farm house. This application specifically relates to an area directly to the north of the farmstead where there are existing farm buildings. The site is accessed via recently formed new access from Cappers Lane. A public right of way crosses the site.

### **3. DETAILS OF PROPOSAL**

This application seeks full planning permission for the erection of 2 agricultural buildings at High Ash Farm, Cappers Lane, Spurstow.

### **4. RELEVANT HISTORY**

**12/1322N** - CHEESE MAKING RELOCATION – Refused 05-Jul-2012

**12/0131N** – Planning permission refused for Replacement Dwellinghouse Including Demolition of Existing Dwellinghouse on 16<sup>th</sup> February 2012.

**11/0055N** – Planning permission refused for Application for the Erection of a Temporary Cabin Accommodation on 17<sup>th</sup> March 2011.

**10/1333N** – Planning permission refused for The Erection of Temporary Cabin Accommodation on 16<sup>th</sup> July 2010.

**09/3724N** – Outline Planning Permission approved for New Agricultural Machinery Shed, New Slurry Holding Tank n 22<sup>nd</sup> March 2010.

**09/3722N** – Planning permission approved for Alteration and Extension to Existing Farmhouse, Delineation of Residential Curtilage and Conversion of Existing Farm Buildings to Cheese Making Room with Covered Link to Cheese Finishing, Packaging and Storage Room on 12<sup>th</sup> February 2010.

**09/2823N** – GDO Application determined that details not required for a new access on 2<sup>nd</sup> October 2009.

**P94/0469** – GDO Application determined that details not required for agricultural shed on 29<sup>th</sup> June 1994.

## **5. POLICIES**

### **Local Plan Policy**

NE.2 (Open Countryside)

NE.5 (Nature Conservation and Habitats)

NE.9 (Protected Species)

NE.14 (Agricultural Buildings Requiring Planning Permission)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Parking and Access)

RT.9 (Footpaths and Bridleways)

### **Other Material Considerations**

National Planning Policy Framework (2012)

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

**Environmental Health** – No objection

**Strategic Highways Manager** – No comments received

**Public Right of Way** – No objection

**United Utilities – No objection**

## **VIEWS OF THE PARISH COUNCIL**

No objection, however, the Parish Council feel that the roofs of the buildings should be coloured green to blend in with the surrounding countryside.

## **7. OTHER REPRESENTATIONS**

None

## **8. APPLICANT'S SUPPORTING INFORMATION**

Planning, Design and Access Statement  
Protected Species Survey

## **9. OFFICER APPRAISAL**

### **Principle of development**

The principle of agricultural buildings that are essential to the agricultural practice is acceptable in the open countryside and accords with Policy NE.2 (Open Countryside). There is general policy support for agricultural development within the open countryside and paragraph 28 of the National Planning Policy Framework states that local planning authorities should:

*'promote the development and diversification of agricultural and other land-based rural businesses'.*

The Local Plan outlines the need to strike a balance between development which will sustain the rural economy and the need to protect the countryside for its own sake. It is also necessary to recognise the changing needs of agriculture.

These policies aim to protect the openness of the countryside and safeguard it from inappropriate forms of development and ensure that the design of the new buildings is sympathetic to the existing agricultural character of the site, surrounding landscape and the wider area by virtue of being appropriate in form and scale and utilising sympathetic building materials. They also seek to ensure that neighbouring amenity and highway safety are not adversely affected.

### **Character, Appearance and Landscape**

The buildings are to be sited to the north of the farmstead adjacent to an existing farm building. The nearest of the proposed buildings will replace one that was approved under outline planning permission ref; 09/3721N. The second building will be positioned alongside with a gap in between to create a narrow yard area to allow access to the rear of the farmstead.

The topography of the land on which these buildings would be sited slopes away in a northerly direction and the buildings will sit lower than the existing complex and higher ground which also rises to the east. The levels will be altered slightly, by a small amount of cut and fill but this will not be significant.

It is considered that these buildings will be well screened by the topography of the land when viewed from the east and will be screened to the south by the existing farmstead. From the north, the building would be viewed against the backdrop of the existing buildings and their orientation (i.e. orientated east – to west) will mean that their prominence from the west will be minimised. However, given the scale of buildings proposed it is recommended that a scheme of landscaping be conditioned to further reduce the impact on the development, which will be in accordance with Local Plan Policy.

The appearance detail submitted is for a mixture of low level concrete panelling, concrete boarding and box profile metal sheeting for the elevations, and natural grey coloured cement fibre roofing. These are considered to be appropriate materials in this setting.

### **Residential Amenity**

There are no residential properties in close proximity to the site that would be adversely affected by the proposed development, except for that associated with the existing farmstead. There have been no objections raised from Environmental Health.

### **Highway Safety**

The site is accessed from a new access off Cappers Lane. It is not considered that the proposed development would give rise to any significant adverse impact on highway safety. Buildings are sited to allow safe internal movement within the farm complex.

### **Public Rights of Way**

The development would be visible from Brindley Footpath's 5 and 11, and Spurstow Footpath 13 which will pass the buildings at close proximity. Agricultural buildings are not uncommon structures within such settings and it is therefore considered that the development would not have a significantly detrimental impact to the visual amenity of the area as viewed from these footpaths. Public Rights of Way have no objection.

## **11. CONCLUSIONS AND REASON(S) FOR THE DECISION**

The proposed development is for agricultural purposes and required for the expansion of agricultural operations on the site. The buildings are appropriately sited given the proximity of existing structures, the topography of the land and natural screening, and they would not have a significantly detrimental impact on the character and appearance of the Open Countryside. The proposed development would not result in a loss of amenity to neighbouring properties or highway safety issues. It is therefore considered that the proposed development would be in compliance with the relevant policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

## **12. RECOMMENDATIONS**

**APPROVE subject to the following conditions**

- 1 Standard Time Limit (3 Years)**
- 2 Accordance with plans including levels**
- 3 Landscaping scheme to be submitted**
- 4 Landscaping scheme to be implemented**
- 5 Materials as per application**

(c) Crown copyright and database rights 2013. Ordnance Survey  
100049045, 100049046.

