

Application No: 14/2594N
Location: Red Hall Farm, Alvaston, Nantwich, Cheshire, CW5 6PB
Proposal: Proposed steel portal frame building for a cow cubicle shed
Applicant: Mr P Vaughan
Expiry Date: 26-Aug-2014

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of development;
- Green Gap;
- Design;
- Use of the Building;
- Amenity;
- Highways;
- Ecology; and
- Drainage

REFERRAL

This application is included on the agenda of the Southern Planning Committee as the proposed cumulative floor area of the development exceeds 1000m² and therefore constitutes a major proposal.

SITE DESCRIPTION AND DETAILS OF PROPOSAL

The application is within the green gap located between Crewe and Nantwich and accessed off the A530 Middlewich Road. It is on the periphery of the existing farm complex. To the south is Wistaston Foot Path 6 and Colleys lane beyond that to the south/west. To the east are a number of existing farm buildings. To the north is an area of grazing land running up to Middlewich Road. The current proposal is for a portal frame building which will be used for a cow cubicle.

PREVIOUS RELEVANT DECISIONS

P93/0035 – Cubicle Building – Approved – 11th February 1993
P99/0232 – Agricultural Buildings – Approved – 29th April 1999
09/0752N – New above ground slurry store to collect slurry from existing dairy herd – Approved – 26th May 2009

10/0596N – New agricultural livestock building – Approved – 26th May 2010

PLANNING POLICIES

National Policy

The application should be determined in accordance with national guidance set out in:

National Planning Policy Framework

Local Policy

The principle issue surrounding the determination of this application is whether the development is in accordance with the following policies within the Borough of Crewe and Nantwich Replacement Local Plan 2011:

BE.1 Amenity
BE.2 Design Standards
BE.3 Access and Parking
BE.4 Drainage, Utilities and Resources
NE.2 Open Countryside
NE.4 Green Gaps
NE.5 Nature Conservation and Habitats
NE.9 Protected Species
NE.13 Rural Diversification
NE.14 Agricultural Buildings Requiring Planning Permissions
NE.17 Pollution Control

Cheshire East Local Plan Strategy – Submission Version

SE.1
SE.2
SE.3
SE.4
SE.6
SE.7
SE.8
SE.9

The above policies are consistent with the Crewe and Nantwich Replacement Local Plan 2011.

OBSERVATION OF CONSULTEES

Environmental Health: No objections

Air Quality: No objections

Contaminated Land: No objections

Environment Agency: No comments received at the time of writing this report

PROW: No comments received at the time of writing this report

United Utilities: No comments received at the time of writing this report

VIEWS OF THE PARISH COUNCIL

No objections

OTHER REPRESENTATIONS

1 letter of objection has been received from the occupier of 176 Colleys Lane. The salient points raised are as follows:

- Public consultation has been requested from four households only, yet the environmental impact will affect a considerable number of residents;
- The building will be visible from a considerable distance and could be screened;
- There is no arrangement listed for the disposal of waste which will be considerable given the extended facility. It is also difficult to gauge whether it will be sited 200m from the stream/beck which runs immediately alongside several properties;
- There is no indication in the plan of the level of nuisance from the proximity of the additional livestock.

APPLICANT'S SUPPORTING INFORMATION:

Design and Access Statement

A Design and Access Statement has been submitted to accompany the application. This is available on the application file and provides an understanding of the proposal and why it is required.

OFFICER APPRAISAL

Principle of Development

The site is an operational farm, characterised by traditional farm buildings within the open countryside. 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 open countryside and safeguard it from inappropriate forms of development and ensure that the design of the new buildings are 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 nor highway safety is adversely affected.

Green Gap

The application site is located wholly within the Green Gap and needs to be assessed against Policy NE.4 (Green Gaps). This policy states that approval will not be given for the construction of new buildings or the change of use of existing buildings or land which would result in the erosion of the physical gaps between built up areas or adversely affect the visual character of the landscape. It is noted that whole of the farm is located within the Green Gap and the proposal is located on the periphery of the site. It is considered that this is the best location for the building and it is considered that the proposal would have a minimal impact on the Green Gap.

Design

In respect of new agricultural buildings, policy NE.14 states that development will only be permitted provided that the building is required for the use of the land for agricultural purposes and provided that it is essential. Policy NE.17 (Pollution Control) states that all development proposal should ensure that appropriate measures are taken to prevent, reduce or minimise pollution. Policy NE.2 (Open Countryside) states that within the open countryside only development which is essential for the purposes of agriculture is permitted. There is also a need to ensure that development in the open countryside does not detract from the amenity of the surroundings.

The proposed agricultural building will be located on the periphery of the existing farm complex adjacent to a number of existing buildings. The proposed agricultural building is rectangular in footprint terms and is commensurate in size with other buildings in the immediate locality. According to the submitted plans the proposal measures approximately 50.29m long by 28.04m wide which equates to a footprint of 1,410msq.

It is considered that the proposed building is appropriately scaled and designed for its purpose and would be in keeping with the adjacent agricultural buildings and the rural setting. The building is of typical construction and comprises a steel portal frame building with concrete panels and Yorkshire boarding above under a fibre cement panel roof, a condition relating to materials will be attached to any decision, in the event that planning permission is approved. According to the submitted plans there will be a number of rooflights and large openings in either end of the building to allow access/egress. It is noted that the proposed building will be clearly visible from the wider countryside environ and footpaths etc. However, it will be seen against a backdrop of existing agricultural buildings of various styles and design.

Given the location, use of the building, and the surrounding nature and use of the land the proposal will not appear as an alien or obtrusive feature. There is sufficient space within the site to accommodate this development. It is considered that the proposed building relates well to its surroundings. The development is therefore considered to comply with policy BE.2 (Design Standards).

Use of the building

According to the applicant the building will be used for housing livestock, namely, cattle. The proposed building will incorporate 120 cow cubicles with a central feed passage along with providing space for 2 robotic milking machines towards the southern end of the shed, in line with the existing milking parlour in the adjacent shed. It is considered that the proposal is used for an agricultural purpose and is in accordance with policy NE.14 (Agricultural Building Requiring Planning Permission).

Residential Amenity

Policy BE.1 (Amenity) states that development will be permitted provided that the development is compatible with surrounding land uses, does not prejudice the amenity of future or neighbouring occupiers, does not prejudice the safe movement of traffic and does not cause an increase in air, noise, water pollution which might have an adverse impact on the use of the land for other purposes.

The impact of the development upon the amenity of nearby residential properties is a key consideration with this application and the nearest residential properties which may be affected by the proposal are approximately 125m away on Colleys Lane. Therefore, it is considered given the separation distances and the intervening boundary treatment will help to mitigate any negative externalities caused by the proposal, It is considered that the proposal will have a negligible impact on other properties in the area and the proposal complies with policy BE.1 (Amenity).

Highways

No comments have been received at the time of writing this report from the Highways Officer. Members will be updated in the update report once these comments have been received.

Ecology

No comments have been received at the time of writing this report from the Council Ecologist. Members will be updated in the update report once these comments have been received.

Drainage

Development on sites such as this generally reduces the permeability of at least part of the site and changes the site's response to rainfall.

The NPPF states that in order to satisfactorily manage flood risk in new development, appropriate surface water drainage arrangements are required. The guidance also states that

surface water arising from a developed site should, as far as possible, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development. Overall, it is considered given the scale and nature of the proposed and the adjacent built form that the development is in accord with policy BE.4 (Drainage, Utilities and Resources).

CONCLUSIONS AND REASON(S) FOR THE DECISION

In the opinion of the Local Planning Authority the proposed development would not cause any significant harm to the character and appearance of the surrounding area. Furthermore, the proposal would cause no harm to the amenities of residential properties. It is therefore considered that the proposals would be in compliance with policies NE.2 (Open Countryside), NE.4 (Green Gaps), NE.9 (Protected Species), NE.14 (Agricultural Buildings Requiring Planning Permission), BE.1 (Amenity) and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and advice advocated within the National Planning Policy Framework.

Approve subject to the following conditions:

- 1. Standard Time Limit**
- 2. Plan References**
- 3. Materials used shall be in accordance with those specified in the application unless different materials are first agreed with the Local Planning Authority;**
- 4. No External Lighting**
- 5. Landscaping Submitted**
- 6. Landscaping Implemented**
- 7. Details of how waste is to be treated**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(c) Crown copyright and database rights 2014. Ordnance Survey
100049045, 100049046.

