

Application No: 14/4932N

Location: WALNUT FARM, BARTHOMLEY, CREWE, CHESHIRE, CW2 5PQ

Proposal: New cubicle shed

Applicant: MR P ABELL

Expiry Date: 27-Jan-2015

SUMMARY:

The site is within the Green Belt where buildings for the purposes of agriculture are acceptable and this is an established agricultural business.

There would be a limited environmental impact in the locality due to additional built form in the Green Belt. However, agricultural buildings are considered to be acceptable features in rural areas.

The proposal would satisfy the economic and social sustainability roles by supporting an existing rural business.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon design, highway safety, ecology and amenity.

The scheme represents a sustainable form of development and the planning balance weighs in favour of supporting the development subject to conditions.

RECOMMENDATION:

Approve subject to conditions

PROPOSAL

This application is for full planning permission for the erection of a new cubicle shed at this existing dairy farm. The building would be sited in the existing farmyard and would be attached to an existing building of a similar design.

The building would measure 51.5m x 26m, with a height of 8m and would be constructed of concrete panels and Yorkshire boarding, with a fibre cement roof. The floorspace would be 1,212sqm meaning that it constitutes a small scale major development. The building would be screened by an existing soil bund.

SITE DESCRIPTION

The application site is a working farm located within the Green Belt on the western side of Radway Green Road. The site contains a mix of traditional farm buildings and more utilitarian agricultural buildings. The farmhouse is a detached property which is located to the east of the site. To the north of the farmhouse is a fishing lake.

RELEVANT HISTORY

11/2538N- Lean-to extension of existing building – approved 11th October 2011
11/0591N – Erection of 233m² general purpose agricultural building within the farm yard of Walnut Tree Farm – Approved 2nd April 2011
10/2205N – 90m² Extension to a general purpose agricultural building – Approved 2nd August 2010
10/1457N - Determination (Agricultural/Forestry) 450m sq General Purpose Agricultural Building - Details of Siting, Design and External Appearance Not Required
P99/0112 - Quad bike and horse riding track, chalet and car parking – Approved 27th April 2000
P98/0387 - Angling and irrigation pool with car parking – Approved 23rd July 1998
P92/0530 - Farm store (GDO determination) – Planning Permission Not Required 14th July 1992

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 28 and 89.

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the South Cheshire Green Belt.

The Relevant policies of the **Borough of Crewe and Nantwich Replacement Local Plan 2011** are:

Local Plan policy

NE.1 – Development in the Green Belt
NE.9 – Protected Species
NE.14 – Agricultural Buildings Requiring Planning Permission
BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 - Infrastructure

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

The relevant policies of are:

Policy SD 1 Sustainable Development in Cheshire East
Policy SD 2 Sustainable Development Principles
Policy SE 1 Design
Policy SE 2 Efficient Use of Land
Policy SE 3 Biodiversity and Geodiversity
Policy SE 4 The Landscape
Policy SE 5 Trees, Hedgerows and Woodland
Policy SE 9 Energy Efficient Development
Policy SE 12 Pollution, Land Contamination and Land Instability
Policy PG 1 Overall Development Strategy
Policy PG 2 Settlement Hierarchy
Policy EG1 Economic Prosperity

CONSULTATIONS:

Highways:

None received at the time of report writing.

Environmental Health:

No objection.

Public Rights of Way:

The building could impact on a Public Right of Way and this should not be blocked or altered without prior consent.

Barthomley Parish Council:

Does not wish to comment on the application.

REPRESENTATIONS:

None received at the time of report writing.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site is designated as being within the South Cheshire Green Belt where buildings for agriculture are acceptable in principle, as set out in Policy NE.1 of the adopted local plan and paragraph 89 of the NPPF. Paragraph 28 of the NPPF also promotes the support the sustainable growth and expansion of all types of business and enterprise in rural areas.

The proposal is therefore considered to be acceptable in principle, subject to the issues discussed below.

Sustainability

There are three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

***an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy*

***an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

***a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*

These roles should not be undertaken in isolation, because they are mutually dependent.

Environmental Role

The site is within the Green Belt and there would be some environmental impact in terms of the creation of additional built form. This environmental impact is not considered to be significant though as agricultural buildings are appropriate development in the Green Belt.

Economic Role

Government policy is committed to supporting sustainable economic growth.

Specifically, in relation to the rural economy the Framework identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

The development would help the expansion of an existing rural business and is therefore economically sustainable.

Social Role

The expansion of the farm will help to retain employment and is therefore considered to be socially sustainable.

.Highways Implications

The Strategic Highways Manager has not submitted comments on this application at the time of report writing. However; there would be no loss of parking provision and no change to the existing access.

Amenity

The nearest residential property is in excess of 200m away from the proposal and as such a building of this size and appearance would have no adverse impact on residential amenity.

The proposal is therefore considered to be acceptable and in compliance with Policy BE.1 (Amenity).

Design

The building is of a typical agricultural character, very similar to the one to which it would be attached and the materials proposed are appropriate.

The proposal is therefore considered to be acceptable in design terms and in accordance with Policy BE.2 of the adopted local plan.

Public Rights of Way

Public Rights of Way have expressed concerns that the building may impact on the public footpath. From examining the plans it does not appear that this is the case, however an informative should be included on the decision notice reminding the applicant that they would need prior consent to carry out any works that would impact on the public footpath.

Ecology

There are ponds adjacent to the site. They are used for fishing and as such would not support Great Crested Newts.

The proposal is therefore considered to be acceptable in ecological terms.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Planning and Enforcement Manager, in consultation with the Chair (or in his absence the Vice Chair) of Northern 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.

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application

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