

Application No: 15/2127N

Location: Lodge Farm, Crewe Road, Walgherton, Cheshire East, CW5 7LG

Proposal: To enable direct access to agricultural land off the highway.

Applicant: Rachel Bailey, S N Bailey & Partners

Expiry Date: 05-Aug-2015

SUMMARY

The proposal is considered to be acceptable in principle.

The evidence submitted to accompany the application justifies the agricultural need for the proposal and the development would accord with Policy NE2 of the Borough of Crewe and Nantwich Local Plan 2011.

The proposal is not considered to create any adverse impacts on visual or residential amenities in this countryside location and would not rise any highway safety issues.

RECOMMENDATION

APPROVE subject to conditions.

REASON FOR REPORT:

The applicant is a Cheshire East Councillor and under the Council's terms of delegation, the application is required to be dealt with by Committee.

PROPOSAL:

The proposal seeks planning permission for a new agricultural access.

SITE DESCRIPTION:

The application site is Lodge Farm in Walgherton.

The new access would be located directly off Crewe Road (B5071).

The proposal would involve replacing part of the existing post and rail fence with a typical agricultural gate measuring 4.6m (width) x 1.3m (height).

RELEVANT HISTORY:

None.

NATIONAL & LOCAL POLICY

National Policy:

NPPF (National Planning Policy Framework)

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Local Plan 2011.

The relevant Saved Policies are: -

NE.2 - Open Countryside

BE.1 - Amenity

BE.2 - Design Standards

BE.3 - Access and Parking

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:

Policy PG 5 - Open Countryside

Policy SD 1 - Sustainable Development in Cheshire East

Policy EG 2 - Rural Economy

Policy SE 1 – Design

CONSULTATIONS:

Highway department: No objection subject to a condition restricting the height of the roadside boundary.

View of the Parish/Town Council: No objection provided the proposal does not raise adverse highway implications.

REPRESENTATIONS:

None received.

APPRAISAL:

The key issues are:

Principle of Development

Character, Appearance and Landscaping

Residential Amenity

Access and Parking

Principle of Development

Policy NE.2 states that within the open countryside, development which is essential for the purposes of agriculture will be permitted.

The proposed access would serve the agricultural operations associated with the applicants farming business, located approximately 11km south west of the application site.

The applicant has provided evidence to accompany the application, in the form of letters from Barbers Rural and Lambert, Leonard and May to justify the need for the proposal.

The evidence states that the applicant purchased Lodge Farm in its entirety (approx 76 acres) in February 2015, which included the farmhouse, adjacent outbuildings and agricultural land. It was purchased with an initial view to house livestock at the premises and farm in conjunction with the applicants' main holding near Audlem.

The application states that the outbuildings located adjacent to Lodge Farmhouse do not meet the required animal health and welfare requirements and there are no appropriate cattle handling facilities. This would pose a risk to animal and human safety, particularly when testing

for Bovine Tuberculosis and during the movement of animals. It would not therefore be possible to link Lodge Farm to the applicants' main holding.

Lodge Farmhouse and its associated outbuildings are currently being marketed for sale, for which the existing access serves the property and its outbuildings.

This has resulted in the need for an additional agricultural access to serve the land to the south of Lodge Farm, which the applicant has retained in ownership.

Although the application site is some distance away from the main farm holding, it is considered that the principle of development is acceptable, given the proposal would serve a genuine agricultural purpose to which Policy NE.2 allows, subject to compliance with design, residential amenity and highway considerations.

Character, Appearance and Landscaping

The proposed entrance gate would have a typical agricultural appearance and would not appear discordant in this countryside location. The proposal would involve the construction of a small area of hardstanding upon entry into the field. There is no defined access track proposed as part of the application.

The proposal would replace part of the existing post and rail fence and would not involve any hedgerow removal. The proposal would retain the soft landscape features of the area and is considered to have a minimal impact on the existing site context.

The proposal would comply with Policy BE.2 of the Borough of Crewe and Nantwich Local Plan 2011.

Residential Amenity

The nearest properties to the application site are located approximately 100m north and 200m south. It is not considered that the proposal would have a detrimental impact on existing levels of residential amenity in terms of increased noise, pollution or traffic movement.

The proposal is considered to comply with Policy BE.1 of the Borough of Crewe and Nantwich Local Plan 2011.

Access and Parking

Concerns were initially raised by the Highways department, given there is an existing agricultural access serving Lodge Farm approximately 100m north of the proposed site.

Since the submission of the agricultural justification, the Highways department raises no objection to the proposal, subject to a condition to ensure boundary treatments along the roadside are restricted to below 1.0m in height.

The proposal would comply with Policy BE.3 of the Borough of Crewe and Nantwich Local Plan 2011.

Conclusion

The proposal is considered to be acceptable in principle and would not create any adverse impacts on visual or residential amenities and would not result in any adverse highway implications.

The proposal would accord with Policies NE.2, BE.1, BE.2 and BE.3 of the Borough of Crewe and Nantwich Local Plan 2011.

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 & 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.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Commencement of development
2. Development in accord with approved plans
3. No obstruction above 1m in height within the visibility splay

