

Planning Reference No:	10/0596N
Application Address:	Red Hall Farm, Middlewich Road, Nantwich CW5 6PE
Proposal:	New Agricultural Livestock Building
Applicant:	Mr P Vaughan, Red Hall Farm, Middlewich Road, Nantwich CW5 6PE
Application Type:	Full Planning
Grid Reference:	366882 353771
Ward:	Crewe West
Earliest Determination Date:	14 th April 2010
Expiry Dated:	1 st June 2010
Date of Officer's Site Visit:	20 th April 2010
Date Report Prepared:	5 th May 2010
Constraints:	Wind Turbine Dev Consultation Area

SUMMARY RECOMMENDATION:

Approve subject to conditions

MAIN ISSUES:

- Principle of development
- Impact on the character and appearance of the open countryside/green gap
- Impact on residential amenity

1. 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.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is within the green gap located between Crewe and Nantwich and accessed off the A530 Middlewich Road. It is within the existing farm complex adjacent to the main yard forming an area of hardstanding. 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.

3. DETAILS OF PROPOSAL

This application seeks permission for an agricultural building for the housing of livestock, measuring 27.432 metres wide by 45.72 metres in length. It will form an extension to the existing cubicle housing shed and will be constructed using natural grey fibre cement cladding for the roof with the walls constructed using pre-cast concrete panels to the sides two metres high with box profile tin cladding above.

4. RELEVANT HISTORY

P93/0035 - Cubicle building, approved 11th February 1993.
P99/0232 – Agricultural Buildings, approved 29th April 1999.

5. POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP7 Promote Environmental Quality

Local Plan Policy

NE.2 (Open Countryside)

NE.4 (Green Gaps)

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

6. CONSULTATIONS (External to Planning)

Environmental Health

As long as the proposed building is used solely for housing animals (namely cattle) and no other use Environmental Health have no objections.

7. VIEWS OF THE PARISH COUNCIL

No representations be made

8. OTHER REPRESENTATIONS

None received at the time of writing the report

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

- The farm is a mixture of traditional brick buildings and modern agricultural steel portal frame buildings
- The development will have minimal impact on people in the locality due to its proximity to the existing farmyard
- The current cubicle building is too small for the herd and the remaining buildings are unsuitable or being used for other agricultural purposes
- The design has taken into account the existing structure and materials used and the appearance will be in keeping with the current buildings on the farm.
- No new access is proposed because the current access is sufficient

Agricultural Justification Report

- Red Hall Farm is a 435 acre dairy enterprise holding 320 cow dairy herd, 50 heifers over 1 year old, 50 calves up to 1 year old, and a further 50 youngstock
- Mr Vaughan owns 150 acres of pasture land, rents 175 acres on a long term Agricultural Holdings Act Tenancy and rents a further 110 acres on an annual grazing licence.
- Current cropping is 355 acres of grass, 30 acres of Maize and 50 acres of wholecrop cereals.
- The proposed building will form an extension to the existing cubicle housing shed and will use the existing drainage, slurry handling and access

- The site is located next to the main yard allowing the applicant to feed the herd easily and be within close proximity to the milking parlour.
- The existing building is undersized for the current herd and the proposed building will allow all livestock to be housed under one roof and be more compliant with livestock welfare legislation.
- The efficiency of the business will be improved through reduced time spent feeding and moving cattle between milking.
- The building will not have a visual impact on the area as it will be an extension to the existing farmyard.
- The building will also allow for increased milking numbers in the future up to 350 cows.

10. OFFICER APPRAISAL

Principle of Development

The agricultural unit is currently a 176 hectare dairy enterprise consisting of a 320 cow dairy herd, 50 Heifers over 1 year old, 50 calves up to a year old, and a further 50 youngstock. 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 proposed building will form an extension to the existing cubicle housing shed which is not sufficient for the size of the herd which has grown gradually over time to approximately 470 livestock. There are currently insufficient cubicles for the number of livestock and this building will address the animals' welfare by increasing the number of cubicles available and allow for one cubicle per cow. 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 form an extension to the existing cubicle housing shed and will be adjacent to the existing milking parlour. It is located within the existing cluster of buildings and on an area of existing yard in front of those buildings. It will therefore have minimal impact on the landscape and will not result in the erosion of the green gap. The development is therefore considered to comply with Policy NE.4 (Green Gaps).

Amenity

The proposed building will be approximately 200 metres from the properties at Colleys Lane. However it will be further away than the existing buildings and whilst this building will result in an intensification of use, this will be a cubicle housing shed with no machinery installed or dairy parlour equipment. It is therefore not considered that the proposal will result in noise and disturbance to the detriment of residential amenity to properties along Colleys Lane. However complaints have been made to the local authority regarding noise disturbance from the farm by residents at Colleys Lane and therefore if this building were to be used for any other purpose which includes the installation of machinery the local planning authority would need to consider the impact of this. A condition should therefore be attached to ensure that no machinery or dairy parlour equipment is installed without prior application to the local planning authority.

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

The building will be accessed using the existing arrangement, via the main yard and the existing track to the north. There will be no detrimental impacts in terms of intensification or creation of a traffic hazard.

11. 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 or result in the erosion of the green gap. 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), NE.4 (Green Gaps), and NE.14 (Agricultural Buildings Requiring Planning Permission) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. 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**

4. The building shall be used for the housing of livestock and no machinery or dairy parlour equipment shall be installed in the building without prior submission and approval of a planning application.



