

**Application No:** 10/2269M  
**Location:** LAND AT, COCKSMOSS LANE, MARTON  
**Proposal:** APPLICATION FOR HEIFER REARING UNIT AND EXTENSION TO EXISTING BUILDING

**For** MR BRIAN BATES

**Registered** 29-Jun-2010  
**Policy Item** No  
**Grid Reference** 385590 367650

**Date Report Prepared:** 3 August 2010

#### **SUMMARY RECOMMENDATION**

Approve

#### **MAIN ISSUES**

- Impact upon the character and appearance of the area
- Impact upon the amenity of neighbouring properties

#### **REASON FOR REPORT**

The application has been called to the Northern Planning Committee by the Local Ward Member, Councillor Carolyn Andrew, in response to the representations made to her by local people regarding the size, appearance and siting of the proposed heifer rearing building in the open countryside.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application site comprises a single agricultural building, which forms part of the wider agricultural holding of Cocksmoss Farm. The site is located within Countryside Beyond the Green Belt and the Jodrell Bank Outer Zone as identified in the Macclesfield Borough Local Plan.

#### **DETAILS OF PROPOSAL**

This application seeks full planning permission to extend the existing building on site to rear heifers.

#### **RELEVANT HISTORY**

08/2566P – Erection of new agricultural storage building (determination) – Approval not required 08.01.2009

## **POLICIES**

### **Local Plan Policy**

NE11 – Nature Conservation  
BE1 – Design Guidance  
GC5 – Countryside Beyond the Green Belt  
GC6 – Countryside Beyond the Green Belt  
GC14 – Jodrell Bank  
DC1 – New Build  
DC2 – Extensions and Alterations  
DC3 – Amenity  
DC6 – Circulation and Access  
DC28 – Agricultural Buildings

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

Strategic Highway Manager – No objections

Jodrell Bank – No comments to make

Environmental Health – Comments not received at time of report preparation.

Marton Parish Council - Comments not received at time of report preparation.

### **OTHER REPRESENTATIONS**

None received at time of report preparation. The publicity period continues until 11.08.2010.

### **APPLICANT'S SUPPORTING INFORMATION**

A Design & Access Statement and a Justification Statement have been submitted on behalf of the applicant. These statements outline that the existing building is used for the storage of hay and straw produced from the block of land on which it is located, and is used by the youngstock and milking herd at Cocksmiss Farm.

The enterprise operates as a dairy unit milking approximately 200 cows. The extension will be used to rear replacements for the herd. The proposal to house the replacement heifers at the proposed site is to provide an isolation facility separate to the main herd. This will provide a greater degree of biosecurity. The proposed site is on a block of owned land whereas the main unit at Cocksmiss Farm is tenanted. The landlord is unwilling to invest capital into the unit and therefore it falls upon the tenant to do so.

The proposed building will house 90 - 100 stock during the peak requirement in the winter, which will require approximately 268 square metres of floor space. This area will be provided by the extension, and the existing building will continue to store produce from the land.

## **OFFICER APPRAISAL**

### **Principle of Development**

The proposed building is clearly intended for agricultural purposes and therefore the development is acceptable in principle.

### **Design / Character**

The simple design of the extension is considered to be appropriate and in keeping with the existing building. Located on the east and south sides of the existing building, the extension will be visible from Cocks Moss Lane. However, the existing building is already visible as it is isolated in the centre of a field, despite being located behind land that rises up from the road and then falls away to the application site. Overall, the proposed extension is not considered to be significantly more harmful upon the character and appearance of the countryside than the existing building, having regard to its agricultural purpose and design. However, it is noted that there are gaps along the boundary hedgerow with Cocks Moss Lane, which if filled in with additional hedgerow, would help to reduce the visual impact of the building. Similarly, there may be some potential for further landscaping to the east /south of the building where there are currently tall crops that if permanent, would significantly help to minimise the impact of the building. Additional details are also required to ensure that the proposed creation of banking to the side of the extension has an acceptable landscape impact. Appropriate landscaping conditions are therefore recommended.

It must be acknowledged that it would probably be preferable for the building to be located close to the main farm complex at Cocks Moss Farm, which is approximately 400 metres away, on the opposite side of Cocks Moss Lane. However, the applicant's desire to site it on the detached parcel of land is also understandable given that he owns this land rather than occupies it as a tenant, and also that the rearing of heifers on a unit separate from the main unit will provide advantages to the health status of the herd. This application must be assessed on its merits and its visual impact is considered to be acceptable as noted above and the extension will allow for the continued expansion of the dairy enterprise.

### **Highways**

The Strategic Highways Manager raises no objections to the proposal. The site is served by an existing vehicular access and track. No significant highways safety issues are therefore raised.

### **Amenity**

The proposed extension will be located approximately 100 metres from the garden boundary of the nearest residential property at Moss Wood Cottage. Due to the proposed use there is potential for odours to impact upon the living conditions of neighbours. If the extension was located on the opposite side of the building this could serve to reduce the odour concern. This has been suggested to the applicant's agent and a response is awaited. However, looking at the proposal as it currently stands, having regard to the distance to the nearest property, the rural location of the site, and the fact that animals

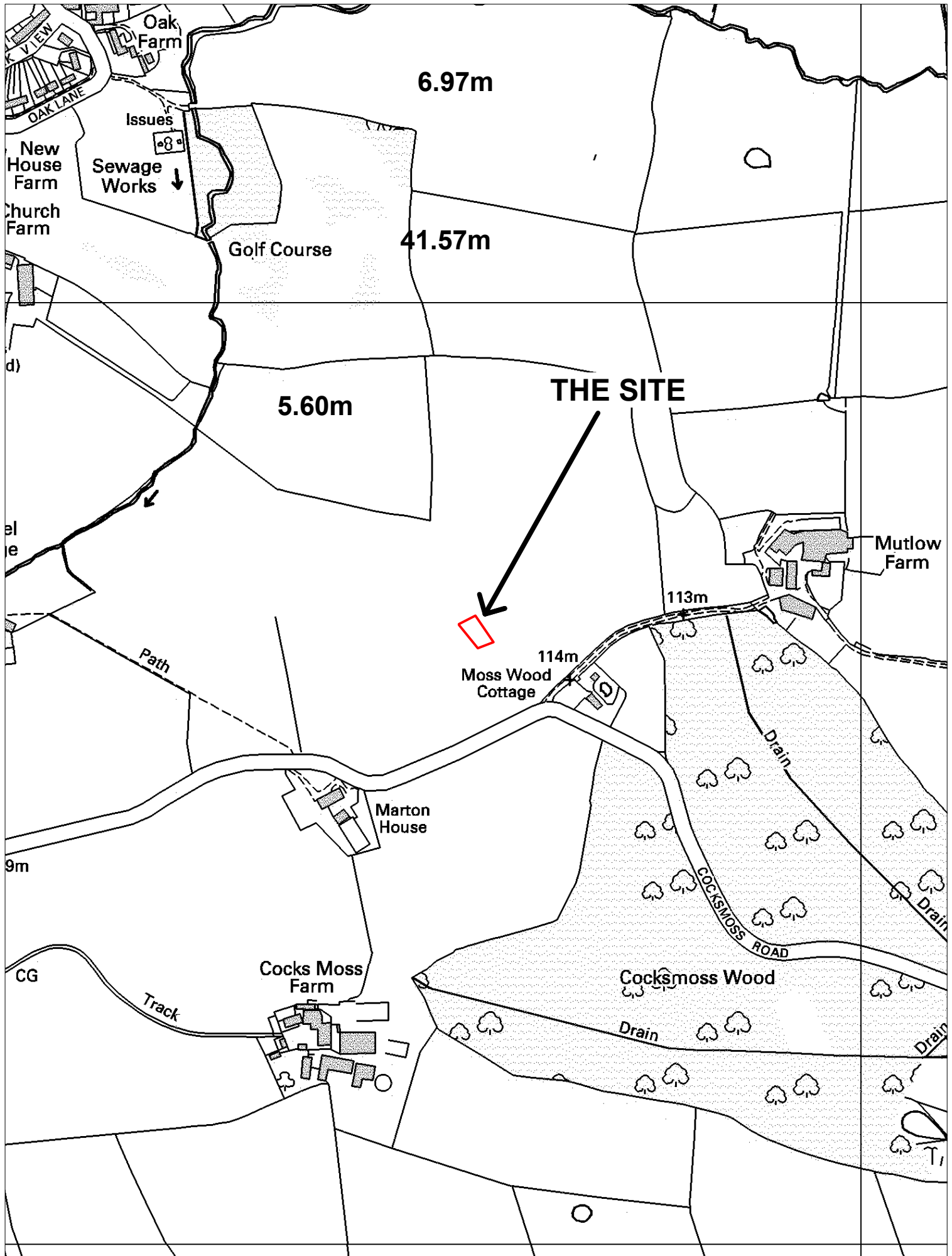
could graze the land now without further consent but still have the potential for odour, on balance the proposed extension is considered to have an acceptable impact upon the amenity of neighbouring properties. Formal comments from Environmental Health are awaited; however they have verbally stated that they will not be raising an objection.

### **Ecology**

The Nature Conservation Officer does not anticipate there being any significant adverse ecological issues associated with the proposed development.

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

The proposed extension will serve to support an existing agricultural enterprise, the visual impact of the proposal is acceptable and whilst there is some concern regarding odour emanating from the building due to its proposed use, the impact upon the amenity of neighbouring properties is considered to be acceptable. The proposal therefore complies with policies NE11, GC5, GC6, DC1, DC2, DC3, DC6 and DC28 of the Macclesfield Borough Local Plan, and a recommendation of approval is therefore made.



NGR- 385590 : 367650

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Application for **Full Planning**

**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
4. A01LS - Landscaping - submission of details
5. A04LS - Landscaping (implementation)