

Application No: 11/2051N

Location: ASTON LOWER HALL FARM, DAIRY LANE, ASTON JUXTA
MONDRUM, CHESHIRE, CW5 6DS

Proposal: Proposed Extension to Agricultural Building for Cattle Housing

Applicant: Mr J Thomasson

Expiry Date: 19-Sep-2011

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- Principle of Development
- Impact on Streetscene/Open Countryside
- Impact on Amenity of adjacent properties
- Impact on highway safety
- Impact on Public Rights of Way

REASON FOR REFERRAL

This application is to be determined by the Southern Planning Committee as it forms agricultural floorspace that exceeds 1000sqm.

DESCRIPTION OF SITE AND CONTEXT

The application site forms an existing working dairy farm which is located within the Open Countryside as defined by the Local Plan Proposals Map. The farm is a large complex comprising primarily large modern agricultural buildings. The surrounding landscape is primarily agricultural in nature with fields defined by hedgerows and hedgerow trees. The topography of the landscape is generally flat.

DETAILS OF PROPOSAL

This application proposes an extension to one of the existing agricultural buildings. The extension would be 24.384m in length and 43.3m in width and would have a floor area of 1055.8sqm. Height to eaves would be 4m and 11m to the ridge of the roof. The walls would comprise of part concrete and part timber boarding walls and fibre cement roof, with rooflights.

RELEVANT HISTORY

10/1125N – Planning permission approved for Proposed Agricultural Hay, Straw and Farm Implements Storage Building on 16th August 2010.

09/1202N – Planning permission approved for Proposed Agricultural Calf Rearing Building on 15th July 2009.

P07/0152 – Planning permission approved for Cattle Shed on 11th April 2007.

P06/1295 – Planning application withdrawn for erection of a cattle shed on 27th November 2006.

P03/1499 – Planning permission approved for Agricultural Building on 3rd February 2004.

P98/0223 – Planning permission approved for Agricultural storage building on 28th May 1998.

P96/0634 – GDO determination for agricultural building on 1st November 1996.

P95/0366 – GDO determination for Agricultural storage building on 15th May 1995.

7/10089 – Planning permission approved for Steel framed agricultural building on 14th July 1983.

POLICIES

The development plan includes the Borough of Crewe and Nantwich Replacement Local Plan 2011 (LP).

The relevant development plan policies are:

Local Plan Policy

BE.1 Amenity
BE.2 Design Standards
BE.3 Access and Parking
BE.4 Drainage, Utilities and Resources
BE.5 Infrastructure
NE.2 Open Countryside
NE.14 Agricultural Buildings Requiring Planning Permission
RT.9 Footpaths and Bridleways

National Policy

PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPS7: Sustainable Development in Rural Areas

Other Material Considerations

Draft National Planning Policy Framework

CONSULTATIONS (External to Planning)

None

VIEWS OF THE PARISH COUNCIL

None at time of writing report

OTHER REPRESENTATIONS

None

APPLICANT'S SUPPORTING INFORMATION

None

OFFICER APPRAISAL

Principle of Development

Development for agricultural purposes is acceptable in principle providing it is required for agricultural purposes and is essential to the agricultural operation or to comply with welfare regulations. The proposed extension is required as farming buildings on one of the farms which the applicant rents is no longer available for cattle accommodation. The proposed development would also ensure the expansion of a large agricultural enterprise. The draft National Planning Policy Framework states that there is a presumption in favour of sustainable development and that there should be support for the sustainable growth of a rural enterprise. It is considered that the buildings are essential for the purposes of agriculture and as such is acceptable in principle, furthermore this would be a sustainable form of rural development.

Consideration also needs to be given to the impact on the surrounding landscape, be of satisfactory design, and have regard to the amenities of nearby residential properties and highway considerations. In this instance consideration also needs to be given to the impact on protected species, public rights of way and hazardous installations.

Impact on Landscape/Open Countryside

The application proposes the construction of an extension to an existing agricultural building which would have a total floorspace of 1055sqm. The building would extend from an existing largescale building by 24m at a width of 43m. The extension would be seen within the context of existing buildings on the farm complex and as such is appropriately sited and would not cause a significant encroachment into the open countryside. There is a public right of way (Aston FP5) 35m to the west of the application site. Due to the scale of the existing complex the proposals would not be out of context to the site or cause detrimental harm to the surrounding landscape when viewed from the Public Right of Way.

The design of the buildings, which are of modern utilitarian style, are considered to be appropriate to the rural setting and would not be readily converted to a residential dwelling. The proposed slurry store is also considered to be of appropriate design.

Impact on the Amenity of adjacent properties

The nearest property which is not within the farming complex is located over 400m to the east of the proposed extension, between which is the farm complex. The proposals are of significant distance from the neighbouring properties not to cause harm to their amenity through loss of daylight or overbearing. Given the siting and distance there would be no significant harm through noise and disturbance, and odour.

Impact on Highway Safety

There would be no alterations to the site access which is considered to be appropriate.

Impact on Public Right of Way

The proposals would be 35m from public footpath Aston Footpath 5 to the west. There would be no obstruction or impact on the free flow of the PROW resulting from this development.

CONCLUSIONS

The proposed development is of an agricultural nature which is essential for the enterprise and is considered to be acceptable in principle. It is considered that there would be little demonstrable harm caused to the character and appearance of the landscape. There would be no demonstrable harm caused to the amenity of neighbouring properties, highway safety or public right of ways. The proposed development is therefore considered to be in compliance with Policies BE.1 Amenity, BE.2 Design Standards, BE.3 Access and Parking, BE.4 Drainage, Utilities and Resources, BE.5 Infrastructure, NE.2 Open Countryside, NE.14 Agricultural Buildings Requiring Planning Permission, and RT.9 Footpaths and Bridleways of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Standard Time Limit**
- 2. Approved Plans**
- 3. Materials as submitted**

