

Application No: 12/0336N

Location: Cherry Orchard Farm, WETTENHALL ROAD, POOLE, CW5 6AL

Proposal: Proposed Grain Store Building

Applicant: Mr M J Thomasson

Expiry Date: 30-May-2012

**SUMMARY RECOMMENDATION:**

Approve subject to conditions

**MAIN ISSUES:**

Principle  
Design  
Amenity  
Ecology  
Public Rights of Way

**REASON FOR REFERRAL**

The application has been referred to Southern Planning Committee in line with the Council's scheme of delegation as the proposed building would have floorspace in excess of 1000 square metres.

**DESCRIPTION OF SITE AND CONTEXT**

This application relates to an existing farm unit known as Cherry Orchard Farm, Wettenhall Road, Poole. The site is situated within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011. There are a number of modern agricultural buildings within the farm unit.

**DETAILS OF PROPOSAL**

The application seeks planning permission for a modern agricultural building for the purposes of storing grain. This would be sited to the north of the farm yard within a field. This would measure 44m by 44m with a height of 9m to eaves level and 10.9m to the ridge. The building would be constructed of concrete panels with dark green metal sheeting and grey fibre cement roofing.

## **POLICIES**

### **Borough of Crewe and Nantwich Replacement Local Plan 2011**

NE2 (Open Countryside)

NE9 (Protected Species)

NE14 (Agricultural Buildings Requiring Planning Permission)

BE1 (Amenity)

BE2 (Design)

### **Other Material Considerations**

National Planning Policy Framework

## **CONSULTATIONS (EXTERNAL TO PLANNING)**

### **Environmental Health:**

No objection subject to the building being used for the purposes described in the application.

## **VIEWS OF WORLESTON AND DISTRICT PARISH COUNCIL**

No comments received at time of report preparation.

## **OTHER REPRESENTATIONS**

No representations received at time of report preparation.

## **OFFICER APPRAISAL**

### **Principle of Development**

The application site is situated within the Open Countryside where policy NE2 (Open Countryside) provides that development which is essential for the purposes of agriculture will be permitted. Policy NE14 (Agricultural Buildings Requiring Planning Permission) relates specifically to agricultural buildings and seeks to ensure, amongst other things, that proposals are: essential for agricultural purposes; appropriately sited and design; provision is made for the drainage of foul, surface water drainage and animal wastes; there is adequate provision for access and movement of machinery and livestock; not detrimental to neighbouring amenity; and should not be readily convertible to residential use.

### **Design**

The application proposes a modern agricultural building to the north of the existing farm complex. This would measure 44m by 44m with a height of 9m to eaves level and 10.9m to the ridge. The building would be constructed of concrete panels with dark green metal sheeting and grey fibre cement roofing. Although the proposed building is quite large, the scale and appearance is similar to existing agricultural buildings located within the farm unit. The building would be sited to the north of the farm yard within an existing field. Whilst the

proposal would result in further encroachment of the farm yard into the Open Countryside, the proposal would be sited adjacent to existing buildings and would be seen in the context of the farm complex. As such it is not considered that the proposal which is for agricultural purposes would be harmful to the character and appearance of the Open Countryside. Sufficient space would be maintained for access and circulation, and as the proposal is a modern agricultural building it is not considered that this would be suitable for residential conversion in the near future.

The proposal would comply with Local Planning policies NE2 (Open Countryside), BE2 (Design) and NE14 (Agricultural Buildings Requiring Planning Permission)

### **Amenity**

The proposed development would be some 90 metres from the nearest dwelling 'Cherry Tree House'. There is an existing level of activity from the adjacent agricultural operations and it is not considered that the proposed grain storage building would be any further detrimental to neighbouring residential amenity over and above the existing site arrangements and use. The proposal would comply with Local Plan policies BE1 (Amenity) and NE14 (Agricultural Buildings Requiring Planning Permission).

### **Ecology**

Whilst no ecological surveys have been submitted with the application, upon visiting the site the existing depression to the southeast corner was not filled with water and therefore not suitable habitat for Great Crested Newts. The Council's ecologist is satisfied with the content of the application and raises no objection.

### **Public Rights of Way**

A public footpath runs along the southern boundary of the site (FP10 Poole). The proposal would not adversely affect or obstruct the footpath over and above the existing site arrangements. In terms of the impact on visual amenity from the public footpath, the proposed building, whilst large in scale and size, would be viewed in its agricultural context as part of a working farm.

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

The application proposes an acceptable form of development within the Open Countryside which is for agricultural purposes. The proposal would comply with the provisions of Local Plan policies NE2 (Open Countryside), NE9 (Protected Species), NE14 (Agricultural Buildings Requiring Planning Permission), BE1 (Amenity), BE2 (Design) and is therefore recommended for approval accordingly, subject to the following conditions:

1. Standard Time
2. Approved Plans
3. Materials as Application



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