

Application No: 12/0908N

Location: HAUGHTON HALL FARM, HALL LANE, HAUGHTON, TARPORLEY,
CW6 9RH

Proposal: The erection of a new cubicle building.

Applicant: Phillip Posnett

Expiry Date: 08-Jun-2012

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

1. REASON FOR REFERRAL

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

2. 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 a mix of modern agricultural buildings and traditional brick barn 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.

3. DETAILS OF PROPOSAL

This application proposes the erection of a new agricultural cubicle building. The building would be approximately 90m in length and 19m in width including cantilever roof. The overall footprint of the building would be 1421sqm. The height to eaves would be 4.3m and 7m to the ridge of the roof. The building would be a steel portal framed structure with tanalised timber Yorkshire boards to both gable elevations. The roof would be clad with fibre cement corrugated sheets in a grey colour.

4. RELEVANT HISTORY

P07/0400 – Planning permission was approved for Extension to Dairy Milking Parlour on 16th May 2007.

P06/1229 – LPA determined that approval was required for Extension to Existing Cattle Housing Building on 28th November 2006.

P04/0839 – Planning permission was approved Single Storey Steel Framed Milking Parlour on 1st September 2004.

5. POLICIES

National Planning Policy

National Planning Policy Framework (2012)

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

6. CONSULTATIONS (External to Planning)

Environmental Health – No objection subject to building only being used for purpose outline in D&AS.

United Utilities – No objection

7. VIEWS OF THE PARISH COUNCIL

None at time of writing report

8. OTHER REPRESENTATIONS

None

9. APPLICANT'S SUPPORTING INFORMATION

Design & Access Statement

10. OFFICER APPRAISAL

Principle of development

The National Planning Policy Framework requires consistency between Local Plan and those policies within the framework. Where Local Plan Policies are consistent with the Framework greater weight can be given to that Policy within the Local Plan.

In general terms within the NPPF there is a presumption in favour of sustainable development. The NPPF seeks to achieve sustainable forms of development through, inter alia, proactively drive and support sustainable economic development, while seeking good design and a good standard of amenity, while also recognising the intrinsic character and beauty of the countryside. In addition paragraph 28 states that support should be given to economic growth in rural areas by adopting a positive approach for sustainable new development to promote a strong rural economy. In particular by promoting the development and diversification of agricultural and other land based rural businesses.

Policy NE.2 restricts inappropriate development in the Open Countryside. While Policy NE.14 is supportive of the creation of agricultural buildings which are justified, designed appropriately, take into consideration the impact on the landscape and also do not adversely affect the amenity of surrounding uses. It is therefore considered that the Policies contained within the Local Plan conform with the principle of sustainable development contained within the NPPF and should be afforded significant weight in the consideration of this application.

This scheme proposes agricultural development in a rural location which would support an existing agricultural enterprise. The existing enterprise comprises 180 dairy cows which extends to 172.4 acres plus an additional 288 acres of rented land. Milking takes place twice a day with calving taking place all year round. The proposed building would be required to improve the current livestock housing facilities and would allow for an increase in numbers in the future. The building has been designed in accordance with best practice for agricultural buildings and will be used for the milking of cows. The building would provide livestock with sufficient space to move and rest and improve standards. There are a number of dilapidated buildings on the farming complex. It is considered that the proposed development would help to improve the efficiency of the farming operation, improve conditions and accommodation at the site and would also help to expand and increase the viability of the farming operation in the future. Therefore the principle of the proposed agricultural development in this location is justified, in accordance with Policy NE.14 and is acceptable in principle.

The main considerations therefore are whether the proposed development is of appropriate design and would not result in any demonstrable harm to the amenities of neighbouring properties, highway safety or landscape features.

Impact on Landscape/Open Countryside

The application proposes the construction of a new farm building which would be 90m in length and a maximum of 19m in width. The proposed development would create a building which is larger than existing buildings on the farming complex.

The building would be sited adjacent to the existing slurry lagoon which would be immediately to the west of the building. Other buildings on the farm complex would be sited further to the west and south of the siting of the proposed new structure. The building would be well related and grouped to the existing buildings on the complex and as such is sited to minimise its impact on the wider landscape. A public right of way crosses the field to the north of the building which at its closest would be 120m from the proposed development. The proposal would be seen against the backdrop and in the context of existing buildings when viewed from this vantage point.

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 220m from the proposed building to the south west of the site. The existing farming complex would be sited between the proposed development and that residential property. The distance between the application proposals and existing structures between would mean that there would be no impact on the amenity of nearby properties through loss of daylight, overbearing or loss of privacy. With regard to noise and disturbance, the proposed building would be sited on the far side of the existing farm from residential properties and would not result in any significant harm through increased noise and disturbance. Environmental Health have raised no objection to the use of this building for milking.

Impact on Highway Safety

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

11. CONCLUSIONS

The proposed development is of an agricultural nature which is essential for the enterprise and is therefore 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 or highway safety. In the light of this the proposed development is considered to be a sustainable form of development. The proposed development is therefore considered to be in compliance with Policies NE.2 (Open Countryside), NE.14 (Agricultural Buildings Requiring Planning Permission), BE.1 (Amenity), and BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:

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



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