

Application No: 13/3663M

Location: TABLEY HILL DAIRY FARM, TABLEY HILL LANE, TABLEY, WA16 0EP

Proposal: Erection of Agricultural Building to replace existing redundant buildings.
Extension to Existing Agricultural Building.

Applicant: The Crown Estate

Expiry Date: 26-Nov-2013

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WA16 0EP**

**Proposal: ERECTION OF AGRICULTURAL BUILDING TO REPLACE
REDUNDANT BUILDING AND EXTENSION TO EXISTING
AGRICULTURAL BUILDING**

Applicant: The Crown Estate

Expiry Date: 26 NOV 2013

**SUMMARY RECOMMENDATION: APPROVE subject to conditions
MAIN ISSUES**

- Appropriateness of Proposed Development in the Green Belt
- Impact upon the Openness of the Green Belt
- Purposes of Including Land within the Green Belt
- Design, Landscape Impacts

REASON FOR REPORT

The application is to be determined by the Northern Planning Committee under the terms of the Scheme of Delegation as the floor area of the proposed buildings would be over 1000 sq. m.

DESCRIPTION OF SITE AND CONTEXT

The application site comprises an existing and established dairy farm known as Tabley Hill

Dairy Farm located off Tabley Hill Lane in Tabley.

The site lies within the designated Green Belt.

DETAILS OF PROPOSAL

The proposals relate to the construction of an extension to an existing building and the construction of a new agricultural building. Both would be utilised for a combination of livestock and machinery.

Planning History

80026P Extension to cubicle cow shed Approved 17-Jan-1995

80025p Slurry store Approved 17-Jan-1995

02/2541p Extension to existing cubicle shed Approved 15-Jan-2003

POLICIES

Regional Spatial Strategy

The North West of England Plan Regional Spatial Strategy to 2021 (RSS) was abolished on 20 May 2013 and therefore the policies within this document carry no weight.

Local Plan Policy

Para 215 of The Framework indicates that relevant policies in existing plans will be given weight according to their degree of consistency with The Framework.

BE1 Design Guidance
DC1 New Build
DC3 Amenity
DC28 Agricultural buildings
GC1 New Buildings

Material Considerations

National Planning Policy Framework

CONSULTATIONS (External to Planning)

Environmental Health – recommends condition in respect of construction hours

REPRESENTATIONS

None received

OFFICER APPRAISAL

Principle of Development

Para 89 sets out the forms of development appropriate within the Green Belt. Agricultural buildings are listed as one of the exceptions to inappropriate development in the Green Belt.

Policy GC1 reflects this guidance and therefore carries full weight.

Paragraph 28 of the Framework states that local plans should promote the development of agricultural businesses to support a prosperous rural economy.

The proposals are acceptable in principle.

Design and Visual Impact

Both the extension and the new building would encroach into adjoining fields extending the farm complex slightly. Both, therefore, have the potential to impact upon the openness and landscape character of the Green Belt.

Policy DC28 indicates that buildings should harmonise with the landscape and should not significantly harm or detract from the visual character of the site and its surroundings. This policy is compliant with the design and green belt chapters of the NPPF and therefore carries full weight.

The extension is sited to the north of the complex adjoining a building which is in close proximity to Tabley Hill Cottage. The extension would not be prominent as it would tie in with the scale and appearance of the existing building and by virtue of its overall height as this is a low slung building in the context of the remaining farm complex.

Whilst the land is at a higher topographical level than the road, the extension would not significantly harm from the visual character of the site and surroundings. This is because it would be viewed against a backdrop of larger agricultural buildings and it harmonises with the scale and appearance of the existing building.

The new building is proposed to the south of the complex and an existing building which has seen better days is being removed to facilitate the construction of the new building. There is a distinct drop in topographical levels to the rear of this building which would increase the prominence of the building. Whilst the building would have a greater visual impact than the extension, the impact would not be significant as this building would be viewed as part of a farm complex and would be in keeping with the existing buildings.

Amenity

Para 17 of The Framework notes that securing a good standard of amenity for all existing and

future occupants of land and buildings is a core principle underpinning the planning system. Policy DC3 within the Macclesfield LP is consistent with this core principle within The Framework and therefore carries significant weight. Policy DC3 seeks to protect residents from loss of privacy, overbearing effect, loss of sunlight/ daylight, noise, vibrations, smells, fumes etc, environmental pollution, hazardous substances and traffic generation.

It is considered necessary to condition construction hours given the presence of an adjacent neighbour. This would protect the amenities of the adjoining property in accordance with policy DC3 within the Macclesfield LP and guidance within para 17 of The Framework.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposals represent an appropriate form of development within the Green Belt. The proposals would also not detract from the visual character of the site or its surroundings and subject to conditions, would not raise any concerns for neighbouring residential amenity. In so doing the proposals accord with policies BE1 Design Guidance, DC1 New Build, DC3 Amenity, DC28 Agricultural Buildings and GC1 New Buildings of the Borough of Macclesfield Local Plan 2004.

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by providing advice to the applicant/agent during the course of the application on potential problems and possible solutions.

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Northern Area Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority shall be delegated to the Northern Area Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A06EX - Materials as application
3. A22GR - Protection from noise during construction (hours of construction)

4. A01AP - Development in accord with approved plans

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