

Application No: 14/0655N

Location: Rookery Farm, ROOKERY LANE, BURLEYDAM, SY13 4AY

Proposal: Steel portal framed agricultural building for the housing of livestock.

Applicant: Robert Vernon

Expiry Date: 08-May-2014

SUMMARY RECOMMENDATION

Approve with Conditions

MAIN ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Design and Layout**
- **Open Countryside**

REASON FOR REPORT

This application has been referred to the Northern Planning Committee in accordance with the Council's Scheme of Delegation as the proposal is over 1,000 square metres in size.

DESCRIPTION OF SITE AND CONTEXT

This application relates to Rookery Farm, an established farm situated at the junction of Royal Green Lane and Whitchurch Road within the Open Countryside to the south of Nantwich.

The application site lies to the east of the existing groups of agricultural buildings associated with the existing farm.

DETAILS OF PROPOSAL

The proposed development is the construction of a modern steel portal framed agricultural building measuring 67 metres by 31 metres, with an eaves height of 3.8 metres and a roof ridge height of 8.4 metres. It will be finished with 1 metre high concrete panel walls with tanalised timber Yorkshire boarding above. The roof shall be clad with natural grey fibre cement sheets.

The proposed building will be used for the housing of livestock.

RELEVANT HISTORY

14/0981N – Agricultural building – yet to be determined at time of report writing

POLICIES

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

The relevant policies of the **Cheshire East Local Plan Strategy – Submission Version** are:

SD.1 Sustainable Development in Cheshire East
SD.2 Sustainable Development Principles
SE.1 Design
PG.5 – Open Countryside
MP.1 – Presumption in Favour of Sustainable Development
EG.2 - Rural Economy

Crewe & Nantwich Borough Council Local Plan Policy

BE.1 – Amenity
BE.2 – Design
BE.3 – Access and Parking
NE.2 – Open Countryside
NE.14 – Agricultural Buildings Requiring Planning Permission

National Planning Policy Framework

CONSIDERATIONS (External to Planning)

Environmental Health

No objection subject to recommended condition relating to hours of construction.

Highways

No comment or objection

VIEWS OF THE PARISH / TOWN COUNCIL

None received

OTHER REPRESENTATIONS

None received

APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement

OFFICER APPRAISAL

Principle of Development

Policy PG.5 (Open Countryside) of the Cheshire East Local Plan Strategy – Submission Version is consistent with Policy NE.2 (Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 in that development within the Open Countryside is restricted to which is essential for the purposes of agriculture, forestry, outdoor recreation or other uses appropriate to a rural area.

Policy NE.14 (Agricultural Buildings Requiring Planning Permission) states that proposals for the erection of agricultural buildings will be permitted where:

- The development is essential either to the agricultural operation or to comply with current environmental and welfare legislation, and maintains the economic viability of the holding.

The submitted Design and Access Statement states that the proposed development is needed to allow the farm to house its cattle and meet current industry standards.

NPPF

Paragraph 28 of the National Planning Policy Framework states that Planning should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable development, in particular:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

The NPPF encourages LPA's to actively support the existence and enhancement of rural businesses of all types. This is further enhanced by Policy MP.1 (Presumption in Favour of Sustainable Development) which states that:

'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants to find joint solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy EG.2 (Rural Economy) states that when outside of Principal Towns, Key Service Centres and Local Service Centres developments that encourage the retention and expansion of existing businesses.

Therefore the proposed dirty water lagoon accords with both Local and National Policy in terms of its functional need.

Amenity

The proposed agricultural building will be used for the housing of livestock, as such it is likely that this activity will generate noise and smells associated with cattle.

The application site is located over 40 metres from the closest residential dwelling to the west, as well as this there are existing agricultural buildings in between. There has also not been any objection from the Environmental Health Officer.

With this in mind it is not considered that the proposed development will have a significantly detrimental harm upon residential amenity.

As a result the proposed development is in accordance with Policy BE.1 (Amenity) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Character and appearance

This is an application for the construction of an agricultural building associated with an existing farming enterprise within an agricultural field within the Open Countryside.

The proposed development will be situated close to the existing complex of agricultural buildings of associated with Rookery Farm and, when viewed from the public highway, will not appear as a prominent form of development to the detriment of the open countryside. It is considered that the proposed development is of a size, scale and design which is appropriate to its rural location, and will not have a significantly detrimental impact on the streetscene or Open Countryside setting.

As a result the proposed development is in accordance with Policy BE.2 (Design Standards), NE.14 (Agricultural Buildings Requiring Planning Permission) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 as well Policy SE.1 (Design) of the Cheshire East Local Plan Strategy – Submission Version.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposed agricultural building is an appropriate form of development within the Open Countryside. The development will not have a detrimental impact on the character and appearance of the surrounding area and as conditioned would not have a significantly detrimental impact on the amenity of nearby buildings. The proposal complies with Policies NE.14 (Agricultural Buildings Requiring Planning Permission), BE.1 (Amenity), and BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, Policies SD.1 (Sustainable Development in Cheshire East), SD.2 (Sustainable Development Principles), SE.1 (Design), PG.5 (Open Countryside), MP.1 (Presumption in Favour of Sustainable Development) and EG.2 (Rural Economy) of the Cheshire East Local Plan Strategy – Submission Version and the National Planning Policy Framework.

RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Standard time 3 years**
- 2. Materials as stated**
- 3. Plans**
- 4. Hours of Construction**

