

Application No: 14/1295C

Location: THE FIELDS FARM, KERMINCHAM, NR HOLMES CHAPEL, CW4 8DY

Proposal: Steel framed agricultural cattle building to house 116 cows

Applicant: MR GEORGE RIDDELL, G A RIDDELL & SONS

Expiry Date: 08-Aug-2014

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Principle of the development
- Design

REASON FOR REPORT

The application is to be determined by the Northern Planning Committee as it relates to the creation of more than 1000 sq. m of commercial floorspace.

REASON FOR REFERRAL

The proposal is for major development and as such is required to be determined by Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is within a 140 hectare farm and the proposal would be specifically located in open countryside immediately to the north of Forty Acre Lane off the M6 motorway in the Kermincham area. Access to the site is gained from the lane along a fully surfaced track that leads to the north and the cluster of farm buildings and the farm house.

DETAILS OF PROPOSAL

The proposal is for the construction of a steel framed farm building to house 116 cows. The proposal would measure approximately 32metres long, 32 metres wide and 9 metres high to the ridge. The proposal would be positioned abutting a silo to the north and west of the existing farm complex. All access is proposed from within the farm complex by farm employees only. It would provide safe and dry accommodation for cattle required by welfare regulations.

RELEVANT HISTORY

None

POLICIES

National Planning Policy

National Planning Policy Framework

Local Plan Policy

GR.1 (New Development)

GR.2 (Design)

BH.13 (New Agricultural Buildings)

PS.4 (Open Countryside)

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.

Emerging Local Plan Policy

PG5 Open Countryside

SE1 Design

CONSULTATIONS (External to Planning)

Highways – No objection

Environmental Health – No objection

Jodrell Bank – no comments received

OTHER REPRESENTATIONS

None received

APPLICANT'S SUPPORTING INFORMATION

D & A Statement

OFFICER APPRAISAL

Principle of Development

The proposal is for an agricultural building situated in the Open Countryside. Policy PS.8 states that development within the Open Countryside will only be permitted if it is for the purposes of agriculture or forestry. Policy BH13 states that agricultural buildings will only be permitted where the development is required and essential for agriculture.

The proposed building would be used to house cattle and, as such, an addition that is considered essential to the sustainability of a well established farm operation. It is therefore considered acceptable and to be supported.

Design

Policy BH13 allows for the erection of new agricultural buildings provided that it is essential for agricultural operations and that they are sited so as to minimise intrusiveness in the landscape. This is a building that although of standard design would seamlessly integrate into the rural landscape and farm complex.

Amenity

There are no residential properties in close proximity to this site which would be affected by this development. It is considered to comply with the requirement of policy GR1 of the local plan.

Highways

The Strategic Highways Manager (SHM) has no objections and the proposal is therefore considered to be acceptable in highway safety terms and in compliance with the relevant policies in the adopted and emerging local plans.

Landscape and ecology

This application would not have no impact on site ecology or trees. Existing oak trees would screen the proposal from views from the west.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The proposal would not have a detrimental effect on the open countryside and would be compatible to the rural surroundings therefore is to be supported. The proposal also complies with the NPPF.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair of Northern Planning Committee (or in his/her absence the Vice Chair), to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans

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