

Application No: 15/0265C

Location: CHANCE HALL FARM, CHANCE HALL LANE, MORETON,
CONGLETON, CHESHIRE, CW12 4TL

Proposal: Erection of livestock building

Applicant: Mr Thomas Halton, Halton Farms Ltd

Expiry Date: 22-Apr-2015

SUMMARY

The NPPF requires that significant weight should be placed on the need support economic growth in rural areas whilst protecting Green Belt land.

Furthermore, it is advised that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The acceptability of the proposal with regards to sustainability is dependent on the scheme meeting these requirements.

The principle of the development to erect an agricultural building in this location is acceptable in principle.

It is considered that the proposal would deliver economic benefits without creating a significant detrimental impact upon the environment due to its well sited position close to existing agricultural buildings.

As such, it is considered that the development would represent a sustainable development and as such, is recommended for approval.

RECOMMENDATION

APPROVE subject to conditions

DETAILS OF PROPOSAL

Full planning permission is sought for the erection of a new livestock building. The building would be rectangular in shape and measure approximately 48.7 metres in length, 30.5 metres in width and would comprise of a dual-pitched roof with an overall height of approximately 9.2 metres.

A concrete apron is proposed around the building.

SITE DESCRIPTION

This application relates to Chance Hall Farm located on the western side of Chance Hall Lane, Moreton, Congleton within the Green Belt.

The site comprises of the farmhouse and a number of agricultural outbuildings.

RELEVANT HISTORY

05/1112/FUL - Steel and fibre cement building for calf rearing – Approved 12th January 2006

04/0089/FUL - To provide an improved slurry lagoon to Chance Hall Farm lined with powerbase liner. Replace wall with 2 number concrete panel wall 3 metres high – Approved 19th November 2004

21468/3 - Cubicle and feeding area for dairy cows – Approved 9th October 1989

14679/3 – Cattle shed – Approved 28th January 1983

NATIONAL & LOCAL POLICIES

National policy

The National Planning Policy Framework (NPPF) establishes a presumption in favour of sustainable development.

Of particular relevance to this application are paragraphs; 17 (Core planning principles), 28 (Supporting a prosperous rural economy), 56-68 (Good design) and 79-92 (Protecting Green Belt Land).

Development Plan

The Development Plan for this area is the Congleton Borough Local Plan First Review 2005.

The relevant Saved Policies are: PS7 (Green Belt), BH13 (New Agricultural Buildings), GR2 (Design), GR4 (Landscaping), GR6 & GR7 (Amenity and Health), GR9 (Accessibility, Servicing and Parking Provision) and NR2 (Wildlife and Nature Conservation – Statutory Sites).

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy: PG3 (Green Belt), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles), SE1 (Design), SE2 (Efficient Use of Land), SE3 (Biodiversity and Geodiversity) and SE4 (The Landscape).

CONSULTATIONS

Strategic Highways Manager – No objections

Environmental Protection – No objections, subject to an hours of construction informative

VIEWS OF THE PARISH COUNCIL:

Odd Rode Parish Council have raised no objection

OTHER REPRESENTATIONS

Neighbour notification letters were sent to adjoining occupants and a site notice posted. No letters have been received.

APPRAISAL

The key issues are:

- The principle of the development
- The impact of the design
- The impact upon neighbouring amenity
- The impact upon highway safety
- The impact upon protected species

SUSTAINABILITY

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being;

These roles should not be undertaken in isolation, because they are mutually dependent.

Environmental role

In this instance, the impact upon the Green Belt is the principal consideration.

Landscape and impact upon the openness of the Green Belt

The application lies within the Green Belt where Policy PS7 of the Local Plan states that only development that falls within a number of purposes shall be permitted. One of these purposes is '*Agriculture and Forestry*.' This is supported by the NPPF which identifies that agricultural buildings are not inappropriate in the Green Belt.

The reason for the restrictions upon development in the Green Belt is to preserve its openness and the not conflict with the purposes of including land within it.

It is advised within the submitted Design and Access Statement that the proposed building would be used to house dairy cattle.

It is advised that the building would be used to house all the young livestock on site and keep the movements of the cattle minimised to adhere with TB guidance.

As such, the principle of the development is acceptable.

The proposed building would be located within a field to the rear of the existing agricultural buildings on site, adjacent to a farm track.

The Council's Landscape Officer has reviewed the submitted information and advised that she does not envisage any significant wider landscape impacts.

Levels information was provided at the request of the Landscape Officer which are considered to be sufficient as the site is relatively flat where the development is proposed.

It is therefore not considered that the proposal would create any landscape issues.

Design

Policy BH13 of the Local Plan advises that proposals for agricultural buildings will only be permitted where; the proposal is required for agricultural purposes, the proposal is essential to the agricultural operation and to comply with current environmental and welfare legislation, the development is appropriately sited, is of a sympathetic design, adequate provision for the disposal of foul and surface and water drainage is made and the access is sufficient and the proposal.

In response to this policy, it has already been established that this development is required for agricultural purposes and is essential for the agricultural operation. It is also considered that the siting of the structure would be suitable, as it would be located adjacent to an existing agricultural barn within the farmstead. As such its impact upon the openness of the Green Belt would be marginal.

In relation to foul management and drainage, Environmental Protection has raised no objections to the proposal suggesting that they are satisfied with the development.

With regards to the development's design, it is advised within the application that the building would be constructed from timber cladding to the gable ends with grey concrete panels and gates at ground-floor level. The sides of the building would be open in nature.

The design and material choice of this development would be appropriate for the purpose it serve and would not look out of place in this Green Belt setting.

As such, it is considered that the design of the proposal is acceptable.

Ecology

There are two ponds on the OS Map within 250m of the proposed development. The the applicants agent has stated that the ponds are in fact used for the storage of dirty water.

The Council's Nature Conservation Officer has reviewed the application and advised that the footprint of the proposed building offers negligible habitat for great crested newts. The construction phase of building projects can sometimes pose a risk Great Crested Newts. However, it is advised that the erection of livestock buildings is however usually a relatively brief.

The Council's Nature Conservation Officer has therefore advised that Great Crested Newts are not reasonable likely to affected by the proposed development and consequently no further action in respect of protected species is required.

As such, it is considered that the proposal would not create any ecology concerns.

Trees and Hedgerows

There are no trees or hedgerows within the proximity of the site which could be impacted by the proposed development.

Highways

The application site would be accessed via an existing farm track. The Strategic Highways Manager has reviewed the application and has advised no new issues would created by the proposed development.

Conclusion

As a result of the above reasons, it is considered that the proposed development would be environmentally sustainable.

Economic Role

It is advised within the submitted Design and Access Statement that the building would help the farm manage the risks of TB by keeping the young stock 'at home'. As such, it is considered that the

development would provide economic benefits in so far that it would allow for the continued safe operation of the farm business.

As such, it is considered that the development would be economically sustainable.

Social Role

Given the location of the site within the Green Belt, there are no neighbouring dwellings within close proximity of the application site. The closest dwelling is over 100 metres away. As such, it is not considered that the proposal would create any amenity issues with regards to loss of privacy, light, visual intrusion or environmental disturbance.

The application does not create any social concerns and is therefore considered to be socially sustainable.

Planning Balance

The site is designated as being within the Green Belt where development is only permitted if it falls within 1 of a number of categories. One of these categories is agriculture.

From an environmental sustainability perspective, given the location of the development, within close proximity to the existing farmyard, the use of typical materials for such a development, it is not considered that the development would have a significant impact upon the openness and landscape of the site.

No new issues in relation to trees, ecology, flooding or drainage would be created. It is also considered that no new highway safety or parking, issues would be created. As such, it is considered that the site is environmentally sustainable.

From an economic sustainability perspective, the scheme will assist in the continued safe operation of this working farm. As such, it is considered that the scheme is economically sustainable.

From a social perspective, no issues would be created.

As such, it is considered that the development would be sustainable and is therefore recommended for approval.

RECOMMENDATION

APPROVE subject to conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**

Informatives:

- 1. NPPF**
- 2. Hours of construction**

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 (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

