

Application No: 15/2058C
Location: School Farm, Alsager, Hassall, CW11 4SA
Proposal: Proposed Agricultural Building
Applicant: Miss Lowe
Expiry Date: 12-Aug-2015

REFERRAL

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

SUMMARY: The proposed development is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, or open countryside, it would not have a detrimental impact on the public right of way adjacent and is therefore considered to be acceptable and to comply with the relevant policies of the Local Plan and a recommendation of approval is made

RECOMMENDATION: APPROVE Subject to conditions

PROPOSAL:

The proposal is for the construction of a steel framed farm building with fibre cement roof sheeting and box profile cladding. The proposal would measure approximately 71metres long, 22 metres wide and 7.2 metres high to the ridge. The floor plans show that the building will be used as a milking parlour, with 128 head to head cubicles.

The amended plans show the building protruding into the open countryside to the north of the existing farmstead but within the context of the existing farm. The building will be sited a minimum of 5m away from the Public Right of Way which runs north to south and to the east of the building. 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.

SITE DESCRIPTION:

The application site is within a 126 hectare farm stead and the proposal would be specifically located in open countryside off Alsager Road. The farm is a mix of traditional and modern farm buildings. Access to the building will be through the existing farmstead, and the building will be constructed adjacent to the Hassall Footpath 9.

RELEVANT HISTORY:

None

NATIONAL & LOCAL POLICY

National Policy

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

Of particular relevance to this application are paragraphs; Para 17 (Core Principles), 28 (Supporting a prosperous rural economy),

Local Plan Policy

GR.1 (New Development)

GR.2 (Design)

BH.13 (New Agricultural Buildings)

PS.4 (Open Countryside)

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:

PG5 Open Countryside

SE1 Design

CONSULTATIONS:

Highways – No objection

Environmental Health – No objection, subject to an informative for hours of operation

Public Right of Way (6th August) – No objection subject to informative

OTHER REPRESENTATIONS

None received

OFFICER APPRAISAL

Principle of Development

The site lies in the Open Countryside as designated in the adopted Congleton Borough Local Plan First Review 2005, where new development is not normally permitted unless it falls within one of a number of categories of development including development which is essential for the purposes of agriculture. Therefore there is a presumption in favour of the development in principle.

The issue in question is whether this proposal represents sustainable development and whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the presumption in favour of sustainable development.

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”

There are, however, three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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

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;

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; and

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

SOCIAL SUSTAINABILITY

Amenity

The closest residential building is over 140metres from the proposed building, and there are a small number of other residential properties within the area. It is considered that they will not be in such a close proximity to the proposed agricultural building that it would cause a detrimental impact on the amenity of occupiers, given the existing use of the site. It is considered that the application complies with the requirement of policy GR1 and GR6 of the local plan.

ENVIRONMENTAL SUSTAINABILITY

Landscape and ecology

The proposed agricultural building will be constructed within a rural landscape, viewed against the back drop of an existing farmstead. The building will be sited on existing pasture land which is regularly grazed, and will have no impact on ecological habitat or trees. Existing mature trees, hedges and shrubs will also help screen the proposal from views to the east and west.

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. It will be sited to the rear of a collection of buildings on the site and will be seen in the context of the existing farmstead.

ECONOMIC SUSTAINABILITY

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.

CONCLUSION

The proposed development is acceptable in principle and would not be detrimental to the character or appearance of the surrounding area, or open countryside; it would not have a detrimental impact on the public right of way adjacent and is therefore considered to be acceptable and to comply with the relevant policies of the Local Plan.

RECOMMENDATIONS

APPROVE Subject to conditions:

- 1. Standard**
- 2. Approved plans**
- 3. Materials as stated**

