

Application No: 15/4227N

Location: Upper Lightwood Green Farm, LIGHTWOOD GREEN AVENUE,
AUDLEM, CREWE, CHESHIRE, CW3 0EN

Proposal: New detached agricultural building for housing cattle

Applicant: Mr S Bailey, S N Bailey & Partners

Expiry Date: 16-Dec-2015

SUMMARY:

In terms of Local Plan Policy the principle of proposals represent an acceptable form of development within the Open Countryside.

There is a presumption in the NPPF in favour of sustainable development unless there are any adverse impacts that significantly and demonstrably outweigh the benefits.

In terms of sustainability the proposal would satisfy the economic sustainability role by supporting a rural business. This should be balanced against any potential harm to the Open Countryside and residential amenity from the proposed building. The economic benefits arising from the proposal are considered sufficient to outweigh any harm caused by the proposals, and the potential harm to residential amenity and the environment can be adequately mitigated through the controls in other environmental legislation. Subject to securing appropriate planning conditions, the scheme would not give rise to any unacceptable impacts on residential amenity, or the local environment, nor would it have any adverse impacts on the landscape or any significant adverse visual impacts. As such, the scheme is considered to accord with policies within the Crewe and Nantwich Replacement Borough Local Plan, the approach of the NPPF and Cheshire East Local Plan Strategy Submission Version.

RECOMMENDATION: Approve subject to planning conditions.

REASON FOR REPORT:

The applicant is a Cheshire East Councillor and under the Council's terms of delegation, the application is required to be dealt with by Committee.

PROPOSAL:

The proposed development is to erect a new detached agricultural building for housing 200 dairy cattle, to be located to the south of the existing farm complex.

The steel construction livestock building would measure 61.15 metres in depth by 30.47 metres in width and have a maximum ridge height of 9.52 metres and eaves height of 4.94 metres, to be finished with 'Yorkshire Board' cladding and concrete panels at gable ends, with concrete panels and gated open side elevations under a fibre cement roof with GRP rooflights.

SITE DESCRIPTION:

The application site comprises a field located in the Open Countryside, as designated within the Crewe and Nantwich Replacement Local Plan 2011, to the south of the Upper Lightwood Green Farm complex, located off Lightwood Green Avenue, Audlem. The field is currently in use for agricultural purposes within the Upper Lightwood Green Farm Holdings.

RELEVANT HISTORY:

7/05181 - Steel framed silage building - Approved 29-Mar-1979

NATIONAL & LOCAL POLICY:

National Policy:

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

Of particular relevance are paragraphs 14 concerning sustainable development; and paragraph 28 concerning rural economy.

Development Plan:

Borough of Crewe and Nantwich Local Plan 2011

NE.2 – Open Countryside

NE.14 – Agricultural Buildings Requiring Planning Permission

BE.1 – Amenity

BE.2 – Design Standards

BE.3 – Drainage

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

Policy SD 1 – Sustainable Development in Cheshire East

Policy SD 2 – Sustainable Development Principles

Policy SE 1 – Design

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

CONSULTATIONS

Head of Strategic Infrastructure: No Objection.

Nature Conservation: No Objection.

Environmental Health: No Objection subject to informative on hours of construction and contaminated land.

Landscape: No Objection.

Flood Risk / Drainage: No Objection subject to informative for Land Drainage Act 1991.

Parish Council: No comments received at the time of report writing.

REPRESENTATIONS:

No representations have been received at the time of report writing.

APPLICANTS SUPPORTING INFORMATION:

The application is accompanied by planning drawings and a Design and Access Statement.

APPRAISAL:

The key issues are:

- Principle of Development
- Development in the open countryside
- Landscape impact
- Drainage

Principle of Development

The site lies within Open Countryside where Policy NE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 states that the construction of new buildings within the Open Countryside is restricted to amongst others, agriculture and forestry. The proposed building is for agricultural use therefore is considered an acceptable form of development within Open Countryside.

Policy NE.14 states that proposals for the erection of agricultural buildings will be permitted where the development is essential to the agricultural operation of the holding. A supporting statement provided within letter 'Lambert Leonard & May' farm vets highlights the need for new cubicles on grounds of animal welfare including reduced disease incidence and increased milk yields. The proposed building is required to provide additional accommodation for 200 cattle is considered necessary and essential for agricultural operation, and to maintain economic viability, by increasing milk yields, of the farm as well as for animal welfare. The building would therefore accord with Policy NE.14 in terms of its functional need.

Based on the above, it is considered that the principles of the proposals at this location are acceptable subject to the development not adversely impact upon the Open Countryside, or the residential amenity of neighbouring properties and would respect the pattern, character and form of the surroundings, in accordance with, policy NE.2 (Open Countryside), BE.1 (Amenity), BE.2 (Design Standards), BE.7 (Conservation Area) and BE.9 (Listed Buildings – Alterations and Extensions) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Economic Sustainability

Paragraph 28 of the NPPF seeks to promote a strong rural economy by supporting sustainable growth and expansion of all types of business and enterprise in rural areas through well designed new buildings. The proposed building by providing increased high standard accommodation for cattle would increase the efficiency of the existing dairy enterprise thereby supporting an existing rural farming business in accordance with guidance provided within the NPPF.

Environmental Sustainability

Character and Appearance

Policy NE.14 requires that the buildings be satisfactorily sited in relation to existing buildings to minimise impact on the countryside. The farm complex is set some distance south of the A525 Whitchurch Road. The Councils Landscape Officer does not anticipate any significant landscape issues as a result of the proposals. The closest public footpaths (to the south and east) are several hundred metres away. Whilst a large building, the development would be viewed against the existing farmstead. Taking into consideration the size and scale of the proposed building and its location, it is considered that as the proposed building would be satisfactorily sited in relation to the farm complex, it would not appear as a prominent, or discordant feature within the landscape. It is considered that the proposed building is of a scale and design, which is appropriate to its rural location, with proposed materials, which would match those of adjacent buildings.

Based on the above it is considered that the proposal would accord with Local Plan Policies 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.

Nature Conservation

The site for the proposed building is currently used as pasture land, with no nearby ponds or trees. The Council's Nature Conservation has been consulted as part of this application and does not raise any objection to the proposals.

The proposals are considered to not adversely impact on protected species and accord with CBLP policy NR2.

Drainage and Slurry Management

The drainage details provided within submitted plan dwg no. 1960-ACJ-04, show a new 225mm surface water drain to an existing drainage system. The Flood Risk Officer was consulted as part of the application and has made no objections to the proposals. Subject to the proposed drainage being implemented, it is considered that there would be no significant impact on drainage at the farm site.

All slurry from the proposed shed would be directed to the farm's existing slurry bed located immediately to the north west of the proposed building.

Based on the above it is considered that the farm site would continue to be adequately drained and that the proposal would accord with Policy BE.4 (Drainage, Utilities and Resources) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

SOCIAL SUSTAINABILITY:

The farm is sited a good distance from any neighbouring residential property. The building would have no greater impact on neighbouring residential amenity than the existing relationship.

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

PLANNING BALANCE:

It has been demonstrated by the applicant of the need and location of the proposed building that the economic sustainability of a rural business would outweigh any visual impacts on the landscape. It is therefore, considered that the proposed agricultural building is an appropriate form of development within the Open Countryside and is not considered to have a significant detrimental impact on the character and appearance of the surrounding area. The proposal would comply with the above mentioned policies and guidance provided within the NPPF, and is recommended for approval.

RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. TIME**
- 2. PLANS**
- 3. MATERIALS**

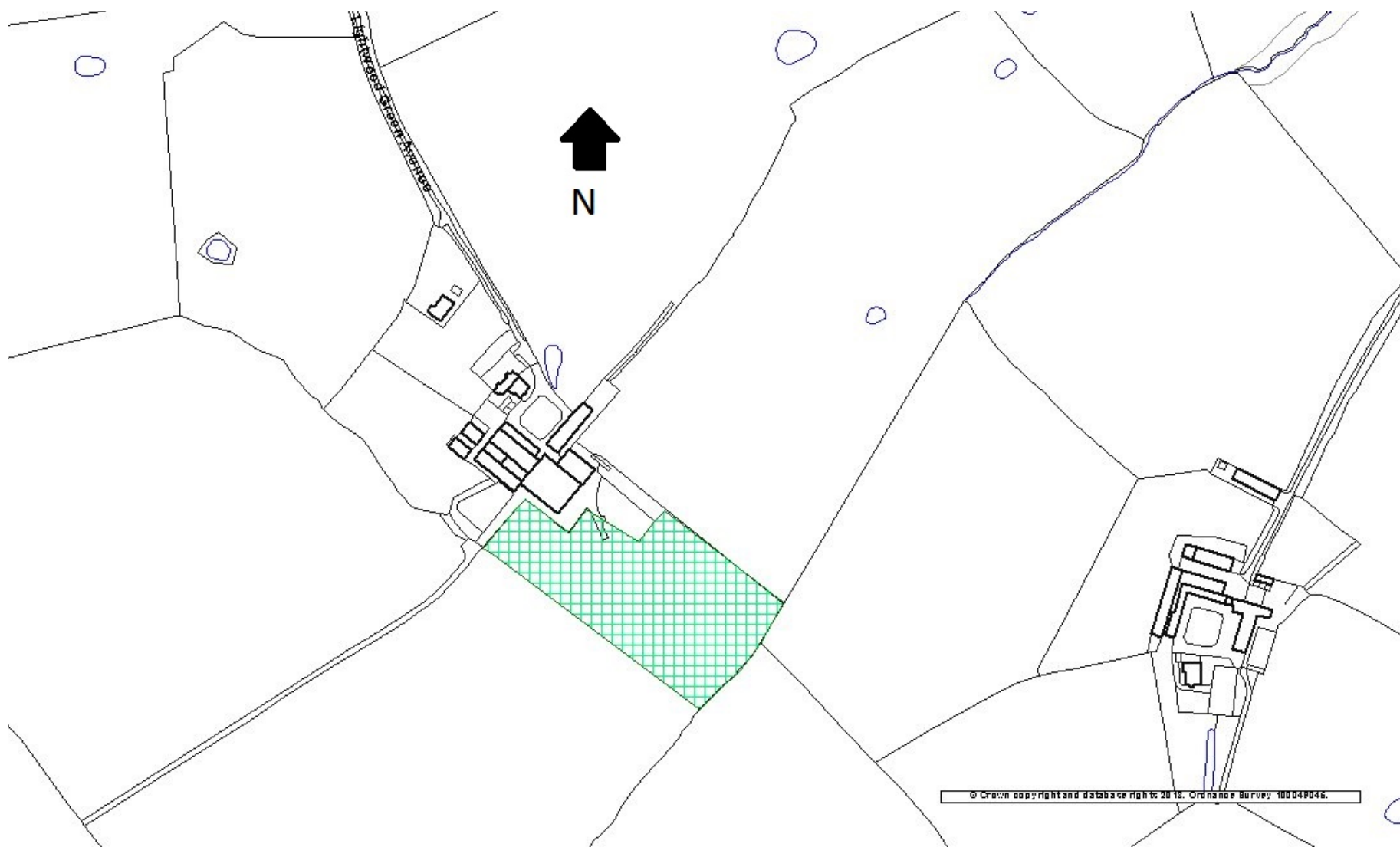
INFORMATIVE

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 Principal Planning 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.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A02FP - Commencement of development
2. A01AP - Development in accord with approved plans
3. A06EX - Materials as application
4. Hours of operation
5. NCLC1 Contaminated land



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