

Item B. 2 **06/00117/FUL** **Permit retrospective planning permission**

Case Officer **Mr David Stirzaker**

Ward **Coppull**

Proposal **Retrospective application for the erection of a milking parlour**

Location **Bridge Farm Coppull Moor Lane Coppull**

Applicant **Mr R Woodcock**

Proposal This retrospective application follows an investigation by the Council's Enforcement Officers and seeks to regularise the unauthorised erection of an agricultural building, which is utilised as a milking parlour. The application site is Bridge Farm located on Coppull Moor Lane within the settlement of Coppull.

The building erected measures 18.3m wide by 16.9m wide by 3.5m to eaves and 4.85m to the ridge and has been constructed from green corrugated metal sheeting to the roof and the upper part of the walls with concrete panels below.

Planning Policy DC1 - Green Belts
GN5 - Building Design
EP7 - Agricultural Development

Planning History In 1998 an agricultural determination application (98/00336/AGR) for a new storage building was withdrawn as it was deemed the application procedure was incorrect given the building was proposed within 400m of residential properties.

Representations To date, two letters of objection have been received. The contents of which can be summarised as follows:

- The milking parlour causes harmful noise and disturbance in that machinery starts at approx. 5am and lasts for around 2½ hours seven days a week which prevents bedroom windows from being opened
- The building is industrial in appearance
- Open aspects of the horizon have been lost
- The building leads to overshadowing in the winter months
- Rats have been spotted because of the building
- The building has caused drainage problems with adjacent garden areas
- Vehicles being loaded and unloaded causes noise disturbance

Consultations No comments have yet been received from LCC (Property Group) and LCC (Highways). These will accordingly be reported in the addendum.

The Environment Agency has been consulted on the application as they have had previous involvement with the site in terms of drainage. Comments received will be reported in the addendum.

The Head of Environmental Services has raised no objections to the application and confirms that no complaints have been made since the erection of the building.

Assessment

The building is of typical design and materials commonly found on agricultural units. The building is located adjacent to existing buildings and its overall scale in terms of its outward impact does not cause significant harm to the character and appearance of the locality.

Whether or not the building is reasonably necessary for agricultural purposes will be assessed by LCC (Property Group) from which a consultation response is awaited. This will be reported in the addendum.

Views of the building from the residential properties, which surround Bridge Farm, particularly from the north, are in part broken up by existing trees along the boundary and the building is located at its closest point a distance of approx. 40m from the nearest residential property on Coppull Moor Lane. In terms of views from the adjacent properties, the building is seen with and against the existing farm buildings and by virtue of its distance from these properties, it is not considered that the building results in detrimental harm to outlook nor is it overbearing.

The objections raised in terms of noise have been noted. However, the Head of Environmental Services confirms no complaints have been received in relation to the building. It should also be noted that the farmyard area and the other existing buildings can be used by the applicant for agricultural purposes without restriction and problems of noise can be controlled under Environmental Health legislation if a particular problem is found to exist.

In terms of the objection raised citing drainage matters and highway safety, the Environment Agency and LCC (Highways) have been consulted hence comments received will be reported in the addendum.

Conclusion

On the basis of the above, it is recommended that retrospective planning permission be granted.

Recommendation: Permit retrospective planning permission Conditions

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