

Item D. 4 **06/00116/FUL** **Permit Full Planning Permission**

Case Officer **Mrs Helen Lowe**

Ward **Euxton South**

Proposal **Replacement agricultural livestock/store/workshop building.**

Location **Rosehill Farm Dane Hall Lane Euxton**

Applicant **Mr J Ashcroft**

Background This application proposes the erection of a replacement agricultural livestock/store/workshop building. The proposed replacement building would measure 29.8m by 10.7m by 4.2m to the eaves and 5.6m to the ridge. The building would be constructed from box profile tin sheeting, and concrete block work with a cement fibre roof. It is proposed that the north facing gable is constructed from red brick. Separate applications have also been submitted for an extension to an existing building on the site and a further agricultural building (see below).

Planning Policy The application site lies within the Green Belt, as defined in the Adopted Chorley Borough Local Plan Review. The following policies from the Local Plan are considered relevant:

GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
DC1: Development in the Green Belt
EP7: Agricultural Development

Planning History The following planning history is considered relevant:
9/00/00972/COU Change of use of barn to dwelling
Withdrawn 28.02.01

9/01/00444/COU Change of use of barn to dwelling including single storey rear and side extensions
Approved 01.08.01

9/02/00370/AGR Erection of one agricultural building
Prior approval not required 16.05.02

9/02/00567/FUL Erection of general purpose agricultural/livestock building
Withdrawn 12.08.02

9/04/00552/FUL Erection of agricultural building
Withdrawn 30.06.04

9/04/01163/FUL Erection of agricultural building
Approved 06.04.05

9/06/00114/FUL Extension to existing livestock building
Awaiting determination

9/06/00116/FUL Replacement agricultural livestock/store/workshop building

Awaiting determination

Consultees Responses

Lancashire County Council Highways: no objections

Head of Environmental Services: no objections

Lancashire County Council Land Agent:

- The area of agricultural land owned by Mr Ashcroft and his wife remains at 7 hectares. He rents 8 hectares from Mrs Ashcroft's parents nearby and 12 hectares at Leyland. In addition he has taken on a further 12 hectares at Leyland and 14 hectares near Mawdesely for taking a single hay crop.
- The applicant operates a commercial cattle rearing enterprise taking in calves predominantly heifers 1 to 2 weeks of age or 8 weeks of age. The calves are reared through to finish weight at 22 to 24 months of age. At present there are in the region of 80 head of cattle consisting of the range of ages. It is their intention to operate a system where they can sell a finished beast each week and on this basis are proposing to keep in the region of 100 head.
- There exists two groups of buildings on site: there are three original buildings which existed at the time when Mr and Mrs Ashcroft purchased the farm, it was evident the buildings are reaching the end of their design life without expanding upon some significant repairs/replacement measures and two recently erected portal framed buildings;
- The proposed development would allow the applicant to achieve his twofold objective being to have undercover facilities to allow for expansion of the commercial cattle rearing enterprise and to replace existing facilities on site which now provide a very limited agricultural use to him owing to their inherent design as well as their age. I consider that the applicant has demonstrated his commitment to operate a commercial cattle rearing enterprise over the last three years which he has expanded as new undercover facilities have been built on the unit.
- The proposed development will allow for further expansion and will I consider, provide sufficient facilities for applicant to operate at 100 head of cattle together with allowing some scope for expansion. The additional land taken on demonstrates the applicants intention to expand his operations.
- I do not doubt that the applicant has genuine farming intentions, however the actual area of land owned remains unchanged to that when he acquired the farm. It appears likely the applicant will be able to continue to farm the same area of land for the foreseeable time (although in discussion the applicant did not indicate that the land was held on a secure tenancy).
- The proposed design of the three buildings are appropriate for their intended agricultural use.
- The proposed development are contained within the existing farmstead area and I consider the site for these are appropriate.

Third Party Representations

One letter of objection to the proposals has been received, they make the following comments:

- The applicant has included land that he doesn't own within his land ownership boundary;
- More buildings are going to lead to an increase in noise, which is already mostly in the evenings and at night because the applicant is a part time farmer;
- The number of buildings newly built, being rebuilt and proposed to be built seem an excessive number for the 8 acres of land owned by the applicant;
- The number and size of vehicles visiting the property and number of journeys the applicant has to make to transport animals to other sites is damaging the road;

Applicant's Case

The applicant has put forward the following in support of their application: The applicant has recently acquired an additional 35 acres (14 HA) of grazing land and an additional 40 acres (16 HA) of conservation land. Both of these arrangements are on a secure tenure.

The applicant fattens store cattle bought in as calves and sells them on as finished cattle at 22-24 months. The numbers on the farm have increased due to the additional land and there are now up to 100 head at any one time of varying ages.

The existing range of buildings at the farm are a mixture of dilapidated traditional structures, with only two new buildings of modern design. The applicant has been using all the buildings to rear the cattle, but has had a very high mortality rate, especially among the young stock due to the poor state of the buildings. It is proposed that the two main buildings in the centre of the yard be demolished and replaced with a new smaller purpose built structure to accommodate a mixed use as detailed on the plans, a lean to building attached to the new livestock building and a separate calf rearing building, purpose built to meet the needs of young calves.

These improvements will not only satisfy the welfare issues of the livestock, but they will also have an impact on the overall condition of the farm.

Assessment

The main issues to consider in determining the application are agricultural need, landscape impact and impact on neighbour amenity

Agricultural need

It is considered that the comments of the County Land Agent provide adequate justification of agricultural need for the proposal. Given that the application proposes the replacement of existing buildings on the site that there are clearly in a poor state of disrepair the need for the buildings is not disputed.

Neighbour amenity

The nearest residential property to the application site (excluding the applicant's house) is Rosehill House. The replacement building would be a further 10m from this property than the buildings being replaced. Although the building would be partly

visible from this property it is not considered that the replacement building would have a significantly greater impact on the visual amenity of neighbouring residents than the existing buildings to be replaced. Given the nature of the location I am satisfied that the proposed building would not detract significantly from the visual amenity of neighbours. As the Head of Environmental Services has raised no objections to the proposal, therefore I am satisfied that the proposal is unlikely to cause significant detriment for neighbours by reason of noise, smells, etc.

Landscape Impact

The proposed building is of conventional design and facing materials for a modern agricultural building and will sit within an area which forms part of the existing complex of buildings and hardstandings. It is not considered that the proposed building would cause undue harm to the landscape.

Conclusion The proposal is recommended for approval.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The approved plans are:

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|-----------|-----------------|-------------------------|
| Plan Ref. | Received On: | Title: |
| | 13 March 2006 | Location plan/site plan |
| | 24 January 2006 | Floor plans/elevations |

Reason: To define the permission and in the interests of the proper development of the site.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5, EP7 and DC1 of the Adopted Chorley Borough Local Plan Review.

4. The permission hereby granted is for the erection of an agricultural building, and neither it or any other part of the application site shall be used for any other purpose than agriculture without first applying for and obtaining planning permission.

Reason: To protect the amenities of local residents and the character and appearance of the area, and in the interests of highway safety, in accordance with Policies DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.
