

Item 4g **12/00694/AGR**

Case Officer **Hannah Roper**

Ward **Euxton South**

Proposal **Application for prior notification to provide roof to existing silage clamp**

Location **Culbeck Farm Culbeck Lane Euxton Chorley PR7 6EP**

Applicant **Mr Maurice Hill**

PAR Application Consultation expiry: 2 August 2012
PAR Application expiry: 5 August 2012

Proposal

1. Application for prior notification to provide roof to existing silage clamp.

Recommendation

2. It is recommended that this agricultural prior approval is granted.
3. The application is put to the committee at the request of the Chair and Deputy Chair at Chair's Briefing.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Background information
 - Reasonably Necessary for the Purposes of Agriculture
 - Design
 - Siting

Representations

5. At the time of the prior notification two letters of objection were received relating to the scale and height of the proposal and the impact on light to their properties adjacent to the site.

Consultations

6. **Parish Council** - Comments were received at the Prior Notification Stage relating to the dominance of the structure and its impact on the openness of the area.

Assessment

Background information

7. The application relates to Culbeck Farm, Euxton which is accessed via Culbeck Lane, an unadopted road. The farm comprises a number of farm buildings which provide storage for livestock and machinery. The silage clamp, to which the application relates, is located in the north western corner of the site. A pair of semidetached properties is located to the north of the boundary with the farm. These properties face onto Culbeck Lane.
8. The regulations limit the issues that can be considered in relation to this application to siting, design and appearance only where the development is considered reasonably necessary for

the purposes of agriculture. Following on from the prior notification procedure further information has been requested with regard to the siting and appearance of the building.

Reasonably Necessary for the Purposes of Agriculture

9. Then silage clamp is already in existence and this application seeks approval for the erection of a roof over the existing use. The roof is required for the safe storage of silage in order to exclude rainwater and to minimise run off. The clean roof water run off can then be recycled for livestock drinking water and the surplus stored for future use.
10. The County Land Agent has confirmed that whilst having a roof over the structure is not essential, a covered facility offers advantages and is more efficient in terms of harvesting and a controlled environment in terms of the harvesting of a grass crop. It is reported that during heavy storm the run off from the silage clamp has occasionally result in flooding to the garden of number 1 Culbeck Lane. The proposed roof should help to alleviate this in future. It can therefore be considered that the roof can be considered as being reasonable necessary for the purposes of agriculture.

Design

11. The proposed roof will be 7.98m to the eaves and 10.15m to the ridge height. The County Land Agent has confirmed that this is an acceptable height for such a structure as there needs to be sufficient head height to allow access for a tractor to gain access to compact the grass.
12. Single skin metal roof sheeting is proposed for the roof and Yorkshire boarding is proposed for the northern and southern elevation and grey box profile to the western elevation. Whilst the Yorkshire boarding was considered acceptable at the prior notification stage no justification had been provided regarding the use of the metal roof sheeting or the grey box profile. The applicant has clarified that the use of the Yorkshire boarding has been chosen to enhance the elevation facing onto neighbouring property boundary. The use of the alternative material on the roof and western elevation is to ensure that the structure is most rain resistant on the most prominent and exposed elevations. The surrounding farm is characterised by a large number of buildings, many of which are of a similar construction, therefore it is not considered that the design or appearance of the building will be detrimental to the surrounding area.
13. Also at prior notification stage concern was raised regarding the rainwater harvesting requirements. It has been confirmed that the run off will be collected by means of deep flow gutter and fall pipes. A 1500 litre rain water collection tank will be located at the north east corner of the building to collect the water which will then be recycled for use as cattle drinking water. It is not considered that the rainwater collection materials will impact on the design of the building or on neighbour amenity.

Siting

14. The proposed roof is to be located over the existing silage clamp. This is located adjacent to the boundary with 1 Culbeck Lane. At prior application stage concern was raised with regard to the impact on the amenity of this property due to the height of the proposed roof. The applicant has stated that the drainage systems are already in place for the existing clamp and therefore its movement would be impractical.
15. The clamp is set in slightly from the boundary with 1 Culbeck Lane and the property itself is set in from the boundary, however it is clear that the proposal would result in a significant increase in height from the existing 2m high fence along the boundary. The property enjoys

unrestricted views to the rear. Any potential loss of amenity due to the height of the structure needs to therefore be balanced with the necessity of the proposal and the benefits that it may bring.

16. Given the silage clamp is already in existence, it is clear that it would be unrealistic and impractical for this to be moved. Evidence from site visits suggests that there is nowhere else within the built form of the farm that could accommodate the clamp. The County Land Agent has confirmed that the roof would provide many advantages including reducing dirty water run-off and a more controlled environment for the grass crop and that the height is appropriate to this type of development. The roof will result in a reduction of smells and most importantly flooding of the run off into the neighbouring garden. On balance it is therefore considered that the proposal is acceptable.

Overall Conclusion

17. On the basis of the above, the application is accordingly recommended for approval.

Planning Policies

- Schedule 2, Part 6 (Agricultural Buildings and Operations), Class A of the Town and Country General Permitted Development Order 1995 (as amended).

Planning History

The site history of the property is as follows:

Ref: 99/00453/FUL **Decision:** PERFPP **Decision Date:** 9 August 1999

Description: Erection of cattle feeding building with manure ramp,

Ref: 08/00247/AGR **Decision:** PAAGR **Decision Date:** 2 April 2008

Description: Application for agricultural determination in respect of the erection of an agricultural building for straw/hay & general storage,

Ref: 09/00899/COU **Decision:** PERFPP **Decision Date:** 6 January 2010

Description: Parking of 1 6 tonne lorry and trailer within existing farmyard area

Ref: 10/00409/FUL **Decision:** PERFPP **Decision Date:** 9 July 2010

Description: Retrospective application to regularise the erection of an agricultural building

Ref: 85/00726/OHL **Decision:** PEROHL **Decision Date:** 13 December 1985

Description: 11,000 volt overhead line reinforcement

Ref: 12/00694/AGR **Decision:** REAGR **Decision Date:** 3 August 2012

Description: Application for prior notification to provide roof to existing silage clamp

Recommendation: Agricultural Prior Approval granted