

Item D. 2 **06/00288/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Pennine**

Proposal **Agricultural Storage Building**

Location **Land At Phillipsons Farm Off Higher House Lane Heapey
Lancashire**

Applicant **Mr Joe Alywood**

Background The application site comprises of an agricultural holding and associated buildings and is situated within an Area of Other Open Countryside within the Heapey Parish Area to the west of Chorley. Access to the site is via a track from Higher House Lane.

Proposal The new building is proposed as an extension to a building approved by permission 04/00964/FUL and will adjoin its west elevation. The proposed building is to utilise matching materials and is of the same design incorporating a ridged roof with a gully between the two buildings. The building measures 9.1m by 9.1m by 3.6m to eaves and 4.8m to the ridge and is to be used for storage purposes. There is also a separate building on the site in close proximity to this one to the south, which was approved separately under permission 04/744/FUL.

Policy DC2: Development in Areas of Other Open Countryside
EP7: Agricultural Development
GN5: Building Design
PPS7: Sustainable Development in Rural Areas

Planning History 06/160/AGR - Agricultural Storage Building (application withdrawn as prior notification procedure incorrect as full planning permission required)
04/964/FUL - Erection of agricultural livestock and storage building (permitted)
04/744/FUL - Retrospective application for general purpose agricultural building (permitted)
04/605/FUL - Erection of agricultural livestock and storage building (withdrawn prior to determination)
04/354/FUL - Erection of agricultural livestock and storage building (refused)
03/12/FUL - Erection of agricultural building for storage & livestock (permitted)
02/1221/AGR -Application for Determination in respect of the erection of an agricultural storage building (withdrawn prior to determination)

Representations One letter of objection has been received, the contents of which can be summarised as follows: -

- The existing building is under used
- Extension to the building is not necessary

Consultations

The Ramblers raise no objection to the application.

LCC (Highways) raise no objection to the application and recommend an informative relating to the stopping-up or diversion of the adjacent rights of way.

The Head of Environmental Services has raised no objection to the building.

The Friends of Healey Nab oppose the extension as it will detract further from the open countryside and encroach onto a recently landscaped area.

LCC (Property Group) have stated that the storage building is necessary for the purposes of agriculture in relation to the proposed use of the land. The comments are further detailed in the assessment section below.

Assessment

The main issues to consider are: 1) Agricultural Need; 2) Landscape Impact; and 3) Neighbour Amenity.

Agricultural Need

The consultation response of LCC (Property Group) can be summarised as follows: -

- The size of the land holding at the application site extends to 25.3 hectares (63 acres) which is the same as at the time of my earlier consultations
- Mr Aylwood is farming the land together with his brother-in-law Mr K Hibbert who jointly own the land. Their farm policy is to mow the extent of the site for the production of a hay and haylage crop and then to acquire a headage of sheep to graze the land over the winter period. It is advised this was the farm policy undertaken in 2005. It is the applicant's aim to farm the land in this way for the foreseeable time. Last year store lambs were acquired which were kept on the land as well as housed in the two buildings and sold fat. This year the applicant has not decided whether to acquire store lambs or gimmer ewes with a view to keeping a breeding flock.
- There are two existing agricultural buildings as follows.
 - (a) A 5 bay steel portal frame building equipped internally to house livestock.
 - (b) A 4 bay steel portal frame building providing open plan in nature internally as the building is utilised mostly for storage purposes.

The development must be reasonably necessary for the purposes of agriculture within the unit: -

- LCC (Property Group) advise that the building is proposed to provide storage of the applicant's agricultural equipment and machinery which constitutes a tractor, trailer, hay bob, livestock trailer, roller and harrow. It is considered that the

proposed building will provide a useful agricultural facility at this site and with the provision of the proposed building this will provide the applicant with 3 distinctive buildings one for livestock, one for produce and one for machinery and feel these would be appropriate on this unit. It is considered that the sizes of each respective building generally is proportional to how it is envisaged the agricultural needs of the unit will arise.

- LCC (Property Group) are aware of general concerns that the proposed development represents over-development of the site, which is partly based upon the current under utilisation of the existing undercover facilities. This matter was raised with the applicant and in previous consultation responses and whilst the applicant has not created the system of farming as he had originally proposed i.e. a mixed livestock system consisting of cattle and sheep and production of hay/haylage it is considered that his stated planned system of sheep and hay production will still justify buildings for housing and storage. As such it is considered that the proposed building will provide a useful facility.

The design of the building should be in accordance with its intended agricultural use: -

- It is considered that the use of steel profile cladding as proposed provides a functional material for the type of use. It is noted that the colour of the cladding is intended to match those of existing buildings on site.

Siting

- There are limited options where to site the proposed building but feel the proposed site to be appropriate from an operational point of view. It is noted this had been proposed at the time of Mr Aylwood's earlier application i.e. 04/354.

Landscape Impact

The site occupies a level plateau part way up Healey Nab. Accordingly, the site is elevated whereby views are attainable from Heapey to the west although for the most part these encompass the other building on the site permitted under 04/744/FUL. Views of the building to which the application relates are accordingly limited by a group of existing mature trees to the west. Notwithstanding this, the proposed extension is no higher than the existing building and will cover a small footprint in comparison to the building it adjoins hence the overall impact will be minimal.

Also, the existing tract of trees planted by the applicant under a previous permission will not be affected by the building and over time these will serve to screen views of both buildings and the site from longer distances. On this basis, it is considered that the extension to the existing building will not have a detrimental impact on the open and rural character of the countryside.

In terms of addressing the objections raised, the building will not

encroach onto the existing tract of recently planted trees around the periphery of the site and it is considered that the building will not result in detrimental harm to the open and rural character of the countryside.

Neighbour Amenity

The proposed building will stand approx. 110m from the nearest dwelling and is largely screened from view by virtue of the existing tree coverage adjacent the proposed site of the building. Accordingly, the Head of Environmental Services and I are satisfied it will not detract unduly from the amenities of any neighbouring residential properties.

Conclusion

Although concerns have been raised that the existing buildings are being underused, which are echoed by LCC (Property Group), the advice still makes it clear that if the land is farmed as the applicant intends, the building will be necessary for the storage of machinery. This matter aside, the building by virtue of its design, siting and scale should not have a further detrimental impact upon the open and rural character of the countryside over what has already been approved as it benefits from screening by existing mature trees around the periphery of the site and the tract of trees planted under a previous permission will also in time provide an effective screen to the buildings and site. On balance, it is therefore considered the application meets the objectives of Local Plan Policies EP7, DC2, GN5 and PPS 7 and is therefore acceptable.

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 building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit and where such a use ceases for a period exceeding 6 months within 10 years of the date of this permission, it shall be removed from the site and the land restored to its original condition prior to development.

Reason: To protect the character and appearance of the area, and avoid the proliferation of buildings in a countryside area for which there is not a continuing need and in accordance with Policy Nos. DC2 and EP7 of the Adopted Chorley Borough Local Plan Review.

3. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. DC2 and GN5 of the Adopted Chorley Borough Local Plan Review.
