

**Item A. 2**                      **07/00489/FULMAJ**                      **Permit Full Planning Permission**

**Case Officer**                      **Mr David Stirzaker**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Proposed livestock building and associated access track**

**Location**                              **Bradley Hall Parr Lane Eccleston Chorley PR7 5RL**

**Applicant**                              **Ruttle Contracting Ltd**

**Proposal**                              This application relates to land adjacent to Bradley Hall, Parr Lane, Eccleston and proposes the erection of an agricultural livestock building.

The proposed building measures 37m wide by 49.6m deep by 4.2m to eaves and 9.2m to the ridge. The building would be a portal framed structure with the gable walls and roof clad in grey profile metal sheeting with the side elevations comprising of Yorkshire boarding. All walls will be set on 1.2m high concrete blockwork walls. The building will be sited in a separate field approx. 120m to the north east of the main farm with access available via an existing track.

**Background**                              Bradley Hall Farmhouse is a Grade II Listed Building and also includes a moat, which is a Scheduled Ancient Monument hence the applicants reasoning behind proposing the building in a separate field. The farm includes 75 hectares of productive farmland. The farmstead is based on the site of a medieval moated Manor, which includes a well preserved moat with three adjacent fish ponds linked by a complex water management system.

The applicants Design & Access Statement asserts that the building is needed to accommodate 300 cattle in a form that allows mechanised management, as there are no modern buildings on the farm as existing capable of performing the same function.

<b>Planning Policy</b>	GN5	-	Building Design & Landscaping
	DC1	-	Green Belts
	EP4	-	Species Protection
	EP7	-	Agricultural Development
	HT3	-	The Setting of Listed Buildings
	HT11	-	Archaeological Sites of National Importance
	PPG2	-	Green Belts
	PPS7	-	Sustainable Development in Rural Areas

**Representations**                      No representations have been received from local residents.

**Consultations**                              LCC (Property Services) have not raised any objection in principle to the proposed building and the comments received are evaluated in more detail in the assessment section of this report.

LCC (Archaeology) have not objected to the application and recommended that English Heritage be consulted on the proposal.

English Heritage does not raise any objections to the application.

LCC (Ecology) have not raised any objections to the application but advise that if permission is granted, a method statement should be submitted (pursuant to a condition) detailing how great crested newts (if found to be present on site) would be excluded from the development site. Works that may have an impact on breeding birds should also be avoided and it is recommended that the applicant create an additional Great Crested Newt habitat.

The Council's Economic Regeneration and Conservation Manager comments that the preference would be for the existing buildings to be re-used and that the applicant should provide justification as to why this is not possible. It is acknowledged that the building is sited in a location that would benefit from some screening though the effectiveness of this would be reduced in the winter months.

No comments have yet to be received from the Environment Agency and the Head of Streetscene, Neighbourhoods and Environment. Any comments received will therefore be reported in the addendum.

## **Assessment**

The main issues are as follows:

### Agricultural Justification

LCC (Property Group) advise that on the basis of the existing facilities/buildings on the site, the activities taking place, the area of land associated with the unit and the proposed floor area of the building, the additional housing facility is considered to be reasonably necessary for the purposes of agriculture within the unit. The general design of the building is also considered to be acceptable although the issue of the buildings height has been flagged up and a suggestion was made that a twin span building or two separate buildings could be utilised in an attempt to lower the overall height.

With regards to the siting of the building, LCC (Property Group) advise that from an operational perspective, it would be preferable for the building to be sited adjacent to the existing building next to the farm track to the southwest. Under normal circumstances, the Council would normally request that the building be re-sited as per the comments of LCC (Property Group). However, in this case, the farm is Grade II Listed and the building would also be in closer proximity to the Scheduled Ancient Monument. Given the buildings substantial size, it would have a detrimental impact on the setting on both of these elements if re-sited as in the proposed position no objections have been received from LCC (Archaeology) and English Heritage.

Whilst from an operational perspective, it would be preferable to site the building in the position suggested by LCC (Property Group), the building in the position proposed is not significantly divorced from the farm unit and access would be via an existing farm track hence the position of the building is considered to be acceptable. It should also be noted that the originally proposed access track that bypassed the farmstead has now been deleted from the plans and access will be taken from the existing farm track whilst the height of the building has been reduced by 0.6m.

In summary, it is therefore considered that the building is

reasonably necessary for the purposes of agriculture within the unit.

### Impact on Setting of the Listed Building & Scheduled Ancient Monument

The Council's Economic Regeneration and Conservation Manager commented that English Heritage and LCC (Archaeology) should be consulted on the application. Consultation responses have now been received from both wherein no objections have been raised to the proposed building due to its position away from the Listed building and Scheduled Ancient Monument. However, notwithstanding these responses, the Council's Economic Regeneration and Conservation Manager expresses concerns that by allowing this building, the existing buildings could potentially be left redundant and fall into decline. It is also asserted that it would be preferable for the existing buildings to be re-used so as to safeguard their historic significance and secure their maintenance. It is acknowledged this would be preferable but LCC (Property Group), as part of the assessment of the building proposed have already evaluated the potential to utilise the existing buildings on the site and as already detailed, the advice is that the proposed building is reasonably necessary for the purposes of agriculture. Any re-use or conversion of the existing agricultural buildings will have to be the subject of a separate application if and when such proposals arise in the future.

In light of the comments from LCC (Archaeology) and English Heritage, it is considered that the building will not have a detrimental impact on the setting of the Listed Farmhouse and the Schedule Ancient Monument.

### Impact on the Green Belt

The building is of a substantial size and will occupy a footprint of 49.6m by 37m although its design and materials constitute that of the common agricultural buildings, examples of which can be found throughout the rural areas of the Borough. The field in which it is proposed has no other farm buildings and the building will be sited adjacent to a tract of mature trees that will provide an effective screen to the development from the south though the effectiveness of the trees will be reduced during the winter months. Moreover, the trees will also act as a backdrop to the building as from the north; the building will be seen against the trees.

The originally proposed access track has now been omitted from the plans. The existing access through the farmyard will now be utilised along with the farm track beyond. The east and west field boundaries also comprise of mature trees and hedgerows hence the building will be fairly well enclosed. Additional planting would help to further reduce the impact of the building adjacent to its north facing elevation.

On this basis, whilst it is acknowledged that the building is of a substantial size, it is proposed in a location that benefits from existing screening and additional planting can be secured through a condition. Also, the building itself is of typical design commonly found in rural areas hence overall it is considered that the building will not have a detrimental impact on the character and appearance of the Green Belt.

### Neighbour amenity

The nearest residential property, other than the farm itself is Woodend Farm which is located approx. 250m east of the building. The intervening distance includes a belt of established mature trees hence the building itself will not be visible from this property. Also, this distance is considered sufficient to mitigate against noise disturbance and smell problems from the actual use of the building. It should also be noted that the Council's Director of Streetscene, Neighbourhoods and Environment.

**Conclusion** On the basis of the above, it is recommended that the proposal accords with the requisite planning policies hence subject to the following conditions, planning permission should be granted.

### **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 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 approved plans) 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 and EP7 of the Adopted Chorley Borough Local Plan Review.*

3. The building hereby permitted shall be used only for those purposes reasonably necessary for the purposes of agriculture within the unit, and where such use ceases for a period exceeding 6 months within 10 years of the date of this permission, the building 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 PPG2 and Policy Nos. DC1 and EP7 of the Adopted Chorley Borough Local Plan Review.*

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

6. Prior to the commencement of the development hereby permitted, a detailed method statement shall be submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council), implemented in full and maintained as such detailing how Great Crested Newts will be excluded from the development site during the works to construct the building.

*Reason: In the interests of protecting Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.*

7. Prior to the commencement of development, a scheme detailing the creation of an additional terrestrial habitat for Great Crested Newts and a schedule of implementation shall have been submitted to and approved in writing by the Local Planning Authority (in conjunction with Lancashire County Council). The scheme shall thereafter be carried out in full in accordance with the schedule of implementation and approved details.

*Reason: To protect Great Crested Newts and in accordance with Policy No. EP4 of the Chorley Borough Local Plan Review.*

8. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on the approved plans. The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EP7 of the Adopted Chorley Borough Local Plan Review.*

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