

Item A. 2	07/00683/FULMAJ	Permit Full Planning Permission
Case Officer	Mr David Stirzaker	
Ward	Eccleston And Mawdesley	
Proposal	Proposed erection of two agricultural buildings	
Location	Tootles Farm Bentley Lane Mawdesley Ormskirk Lancashire	
Applicant	J V & S H Rowland	
Proposal	<p>This application relates to Tootles Farm, which is located in Mawdesley on Bentley Lane. The site is in the Green Belt and the proposals for which planning permission is sought comprise of two buildings.</p> <p>The first is a barn measuring 15.2m wide by 41.3m deep by 5.48m to eaves and 7.528m to the ridge. The barn is to be sited to the west of an existing cattle building and midden and is a replacement for an existing barn, which is to be demolished to make way for the following building. The existing barn is sited towards the northern end of the farm.</p> <p>The second building comprises of a cattle building measuring 25m wide by 36.7m deep by 3.7m to eaves and 7m to the ridge, which is to be sited on a footprint not dissimilar to the said existing barn building at the northern end of the farm site.</p>	
Background	Tootles Farm is an established dairy farm and a commercial beef rearing enterprise. These buildings are being proposed so as the applicant can expand the dairy herd to 200 cattle whilst also rearing their own dairy heifer replacements.	
Planning History	<p>95/00246/FUL - Erection of Agricultural Building for use as Dairy Cow Housing (Permitted)</p> <p>97/00308/AGR - Application for agricultural determination in respect of the erection of extension to existing barn (Prior approval required)</p> <p>97/00436/AGR - Application for agricultural determination in respect of the erection of dutch barn (Prior approval not required)</p> <p>99/00363/OUT - Outline application for the erection of agricultural worker's dwelling (Refused)</p> <p>99/00883/OUT - Outline application for the erection of agricultural workers bungalow (Permitted)</p> <p>01/00029/FUL - Erection of agricultural worker's dwelling (Permitted)</p> <p>04/01198/FUL - Erection of agricultural storage building (Permitted)</p>	

07/00270/FUL - Proposed replacement of existing dairy parlour and pens and new covered collecting yard (Permitted)

Planning Policy	GN5	-	Building Design & Landscaping
	DC1	-	Green Belts
	EP7	-	Agricultural Development
	PPG2	-	Green Belts
	PPS7	-	Sustainable Development in Rural Areas

Representations No representations have been received from local residents.

Consultations **LCC (Property Group)** have undertaken an assessment of the proposals and raise no objections to the application.

The **Environment Agency** raises no objections to the application.

The **Director of Streetscene, Neighbourhoods and Environment** raises no objections to the application.

Mawdesley Parish Council raise no objections to the application.

West Lancashire District Council raises no objection to the application but advises that suitable landscaping should be undertaken to assimilate the development into the surroundings.

Assessment The main issues are as follows:

Agricultural Justification

LCC (Property Group) advise that the applicants operate an established dairy farm and a commercial beef rearing and fattening unit and that it is their intention to expand the dairy herd in order to increase the milk production. The herd has expanded slightly over recent years from 120 to 140 head of dairy cattle but even on this number the existing dairy cattle housing facilities have not been sufficient to provide a sustainable operation. The existing facilities were designed for approximately 100 cows in milk and around 20 dry cows. The applicants intend to expand the dairy herd to 200 dairy cattle whilst also rearing their own dairy heifer replacements and rearing all male cattle produced from the dairy herd on an intensive beef system. The proposed livestock building is the same size as an existing dairy cattle building which has a design capacity to accommodate in the region of 100 head of cattle and has been in operational use for several years. The existing straw store (barn) building will be lost, as the dairy cattle building will be built approximately on the site of this building. As such a new straw store building (barn) is proposed to replace the existing barn whilst also providing additional capacity to cater for the higher headage of cattle on the unit.

LCC (Property Group) advise that in order to expand the dairy herd, a new building is necessary to accommodate the cattle and that the scale of the cattle building is considered appropriate for its purpose. The proposed Dutch barn is bigger than the existing i.e. 615m² as opposed to 460m² but it is considered that this scale is justified on the basis of the additional cattle headage. The applicant's dairy cattle housing system uses straw for bedding and as such will use a large quantity hence the large bulk store.

In terms of design, LCC (Property Group) advise that the proposed buildings are of conventional portal frame design typically associated with modern agricultural building designs. The design of the proposed dairy building compares with the existing dairy cattle building which has been erected for several years and appears to function appropriately. On this basis it is considered that the proposed buildings are of appropriate design.

With regards to siting, LCC (Property Group) advise that the proposed buildings are in the most appropriate locations from an operational perspective.

Accordingly, in light of these comments from LCC (Property Group), it is clear that the buildings are necessary for the purposes of agriculture within the farm unit.

Impact on the Green Belt

The new barn is proposed to be sited west of the existing midden and cattle building. Views of the site of the barn are limited from the west and south by existing mature trees and from the east, views will encompass the existing farm buildings hence the barn will not be readily perceptible. The north is more open but the applicant is proposing a scheme of landscaping adjacent the north facing elevation of the building to go some way to mitigating its outward impact. The building is closely related to the existing farm development and of a typical agricultural design not uncommon in this locality hence subject to provision of landscaping; no objections on Green Belt grounds are raised in relation to this building.

The cattle building will occupy a larger footprint than the existing building and will sit slightly further north. However, the building is again sited near to the built development of the farm and the applicant is also proposing landscaping adjacent to the northeast and northwest elevations to reduce the outward impact of the building. Given this building replaces an existing building and is of a typical agricultural design not uncommon in this locality, albeit of a larger scale and footprint than its predecessor, it is considered that subject to landscaping, the building will not result in detrimental harm to the open and rural character of the Green Belt.

Neighbour amenity

The nearest residential property to the proposed barn, other than the farm itself is located to the south on Bentley Lane (Harrock Hill House). The barn will be approx. 105m away from this property with the intervening distance including mature trees, which will limit views of the barn. Notwithstanding this, the building will be seen as part of the existing farm development. On this basis, there are no objections in relation to this particular building.

With regards to the cattle building, an existing open sided barn will be demolished to make way for this building, which sits largely on the same site. The nearest residential property to this building other than the farm itself is located to the east on Ridley Lane (Greendale). It should be noted that the recently erected dwelling just north of Greendale is an agricultural workers dwelling (ref nos. 99/00883/OUT & 01/00029/FUL), which is part of the Tootles Farm enterprise and occupied by the applicant's son.

As existing, Greendale is at its nearest point, 46m away from the barn. The position of the proposed cattle building has been amended and will also be 46m away from this property, albeit sited further north than the existing building. The applicant has indicated on the plans that landscaping will be provided adjacent to the northeast and northwest elevations of the building and the proposed cattle building will have enclosed sides thus resulting in the building having a more solid feel to it although its height is similar to the existing barn. However, as existing, the outlook from Greendale encompasses in part some of the existing farm buildings hence the new cattle building, whilst visible from this property, will not have a significantly greater impact on outlook than the existing building.

In terms of noise and smells, it should also be noted that no objections have been raised by the Director of Streetscene, Neighbourhoods and Environment in relation to the buildings being proposed by this application and the maintenance of a 46m gap between this property and the proposed cattle building should be sufficient to safeguard the current level of amenity enjoyed by the occupier of this property.

Conclusion

On the basis of the above, it is considered that the proposal accords with the requisite planning policies hence subject to the following conditions, it is recommended 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 51 of the Planning and Compulsory Purchase Act 2004.

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. 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.

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. 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.
