

Item A. 1                      07/01089/FULMAJ                      Permit Full Planning Permission

Case Officer                      Mrs Nicola Hopkins

Ward                                      Heath Charnock And Rivington

Proposal                                      Replacement poultry cabin

Location                                      Hall O'th Hill Chorley Road Heath Charnock Lancashire PR6  
9HX

Applicant                                      Mr G Riley

**Consultation expiry: 14<sup>th</sup> December 2007**

**Application expiry: 21<sup>st</sup> January 2008**

**Proposal**                                      The application relates to a replacement poultry cabin at Hall O'th Hill Farm, Heath Charnock. The site is currently occupied by two cabins which will be demolished and replaced by one large building. The building will measure 74 metres by 24 metres and will be 5.2 metres to the ridge.

**Planning Policy**                                      DC1, EP7, PPG2, PPS7

**Planning History**                                      **98/00715/FUL-** Erection of Poultry Shed. Approved January 1999

**02/00073/FUL-** Replacement chicken house. Approved March 2002

**Representations**                                      **Heath Charnock Parish Council** has no objection to the proposal

**Consultations**                                      **Lancashire County Council (Land Agent)** has not objection to the proposal

**Assessment**                                      The application relates to the erection of a replacement poultry cabin at Hall o'th Hill Farm, which is located close to Chorley Golf Club. The structure will replace two existing buildings.

The applicant operates a well established broiler operation with approximately 130, 000 birds. There have been two previous applications at the site for poultry sheds. The previous applications were approved for the same design of building, one for expansion reasons and the latter one as a replacement for an older shed.

The proposed shed will house approximately 30,000 birds, which is similar to the buildings, which will be replaced. The County Land Agent has no objection to the purpose of the development and has commented that the colour and type of cladding will be the same as the previously approved buildings.

The site is located within an area designated as Green Belt where there is a presumption against inappropriate development. The development however is for agriculture and as such is considered to be appropriate development.

The barn adjacent to the site is Grade II Listed and therefore the impact on the setting of the Listed Building is a consideration. The proposal however represents farm buildings typical to this site and will be in character with the existing buildings. As such it is not considered that the proposal will adversely impact on the setting of the Listed Building.

### **Conclusion**

The development is considered to be genuinely required for agricultural need and the proposed design and materials are considered to be acceptable. As such the proposal is considered to be acceptable in terms of Policy EP7 and Government advice contained in PPS7

### **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. There shall be no discharge of foul or contaminated water from the site into either ground water or any surface waters, whether direct or via soakaways. Reason: To prevent pollution of the water environment and in accordance with Policy EP17 of the Adopted Chorley Borough Local Plan Review

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 buildings (notwithstanding any details shown on the previously submitted plans 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 of the Adopted Chorley Borough Local Plan Review.*

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