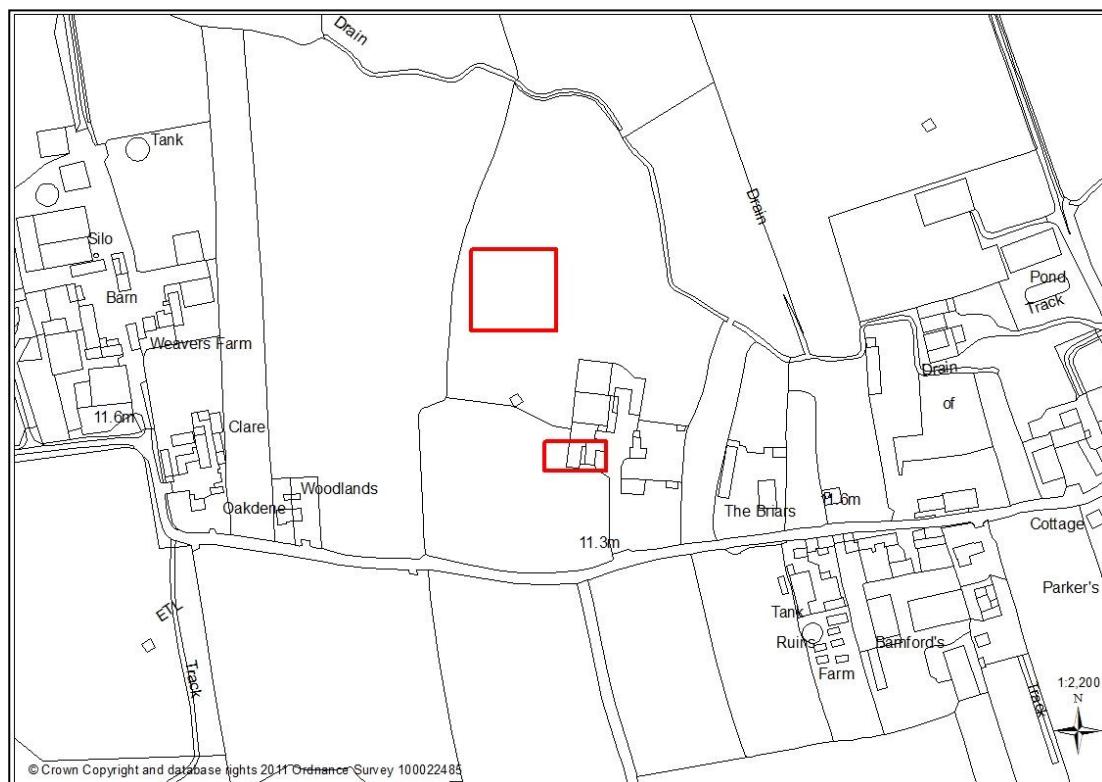


Application Number	07/2017/1683/FUL
Address	Woodfold Farm Grange Lane Hutton Preston Lancashire PR4 5JE
Applicant	Mr Richard Critchley
Agent	Mr Roger Treacher Farrers Farm Grange Lane Hutton
Development	Erection of agricultural building (1383 sq m) and construction of slurry lagoon
Officer Recommendation	Approval with Conditions
Officer Name	Mrs Debbie Roberts
Date application valid	13.06.2017
Target Determination Date	12.09.2017
Extension of Time	None



1. Report Summary

1.1. This application seeks permission for erection of a 50m x 28m agricultural building, and separate slurry lagoon (30m x 20m x 3m deep) to the side and rear (respectively) of Woodfold Farm, Grange Lane, Hutton.

1.2. Impact upon residential amenity and the green belt, and spatial separation between existing and proposed building within and outside of the site are considered acceptable

1.3. The site has been assessed by the Councils statutory consultees as acceptable, and although one letter of objection was submitted this included little of relevance to the application. As such the proposal is considered to be fully policy compliant and is recommended for approval subject to the imposition of conditions.

2. Application Site and Surrounding Area

2.1. The application relates to Woodfold Farm, Grange Lane, Hutton. Woodfold covers an area of 9.7 hectares, and is part of a larger family business (120 ha) based at Mercers Farm – approximately 400m to the west.

2.2. The site which includes a cluster of existing farm buildings and a pair of semi-detached properties occupied by the farm occupants is bounded on all sides by tracts of open land. 130m to the west are a pair of residential properties beyond which are Clare and Weavers Farms (170m and 240m respectively). In the east is 'The Briars' which faces Mayors Farm - both at 60m separation

2.3. The site and extended, rural environment is designated as Green Belt under Policy G1 of the South Ribble Local Plan.

3. Site Context / Planning History

3.1. There are four planning applications on the history of this site:

- 07/2010/0742/ADE - Application for Agricultural Determination for the erection of a pole barn for storage of straw. Approved December 2010
- 07/2013/0919/FUL - Erection of a pair of semi-detached dwellings following demolition of existing farmhouse. Approved Feb 2014 and discharged August 2014 (07/2014/0564/DIS)
- 07/2016/0225/FUL - Erection of agricultural building to provide a covered cattle area and general agricultural use. Approved May 2016

4. Proposal

4.1. The application seeks permission for erection of an agricultural building (1383m²) and installation of a slurry lagoon.

4.2. *Agricultural Building* – Following demolition of a number of small buildings, the proposed cattle improvement building would connect with a recently constructed cattle building; accessed from a yard area 10m from the farm houses. Surface water would be drained into an adjacent ditch.

4.3. The building would be 50.2m wide x 27.5m deep, with a maximum roof ridge height of 8.2m and eaves to 4.3m; generally this heightened ridge allows for use of agricultural machinery inside the building. It would be constructed in pre-cast concrete panels topped by

Yorkshire boarding and with a grey, fibre cement clad roof which includes 40 no: velux roof windows.

4.4. Slurry Lagoon – The proposed slurry lagoon would be installed approximately 120m from Grange Lane to the north-west of the main site. It would be 130m from adjacent residential properties, 60m from the farm houses and 160m from Weavers Farm; Weavers have a slurry lagoon of a similar size which does not seem to have been of issue to neighbouring residents.

4.5. The lagoon would be 30m x 20m x 3m deep (sides angled at 26 degrees), and would accommodate 600k gallons of farm effluent and waste/dirty water, which would be spread on the land during spring and early summer. Excavated materials would be used to build a stable mound around the edge; the perimeter than protected by a stock proof fencing. A hard standing on one side would also allow vehicular access into the lagoon.

4.6. Government legislation now requires a storage facility to accommodate 5 months' worth of slurry; this proposal supports that requirement.

5. Summary of Supporting Documents

5.1 The application is accompanied by a Design & Access Statement (Hughes Treacher: June 2017)

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice and newspaper advertisement have been posted, and three neighbouring properties consulted.

6.2. Letters of Objection or Support

6.2.1. One letter of objection has been received from the resident of 'Woodlands' (130m west) who raises general objections to the planning process and states that comments relating to both this and the application would be submitted by post. To date these have not been received.

6.3. Town/Parish Council Response

6.3.1. **Hutton Parish Council** have no comments to make

7. Summary of Responses

7.1. **Environment Agency** have no objection but have recommended that informative notes are added to any approval granted

7.2. **Environmental Health** suggest that because of the relationship with neighbouring properties, and previous history of flooding in the area conditions should be imposed with regards to construction management/hours, drainage, waste and floodlighting.

7.3. **National Grid** have not responded. A pylon sits within, and an overhead line runs across the site between the proposed building and lagoon. Although unlikely to be affected, as a precautionary measure and without benefit of National Grids advice, any permission granted would include a recommendation that the applicant contacts National Grid prior to commencement.

8. Material Considerations

8.1. Policy Background

Policy of marked relevance to this proposal is as follows:

8.1.1. The National Planning Policy Framework at Para 14: provides a presumption in favour of sustainable development '*which should be seen as a golden thread running through both plan-making and decision taking*', and supports both good design (Chapter 7) and sustainable economic growth. Design is considered in a more prescriptive manner by Central Lancashire Core Strategy Policy 17 (Design of New Buildings) and Local Plan Policy G17 (Design)

8.1.2. The NPPF also seeks to conserve and enhance the natural environment at Chapter 11 in line with Core Strategy Policies 22 (Biodiversity & Geodiversity) and 29 (Water Management) and Local Plan Policy G16 (Biodiversity & Nature Conservation)

8.1.3. Core Strategy Policy 31 (Agricultural Land) deters against development which would cause irreversible damage to, sever or fragment agricultural land. The proposal has been well sited within an existing farm site, and close to existing operations; according well to this policy.

8.2. Site Allocation

8.2.1. The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026.

8.2.2. Policy G1 presumes against inappropriate development with certain exceptions; one of these being agricultural use, which includes '*rearing and management of livestock*'. Although substantial, when taking into account the proposed inter-relationship between existing properties in this predominantly farming community, both parts of this proposal are considered acceptable. The building has been designed in a typically agricultural fashion and the slurry lagoon suggests mainly subterranean development; neither of which will impact adversely on the visual appearance of the area. The proposed lagoon will be well hidden from view of neighbouring properties or Grange Lane itself.

8.3. Impact of Development on Neighbouring Properties

8.3.1. The closest residential neighbours are 'Woodland' – some 130m west, and 'The Briars' 60m east but protected by both farm houses and what appears to be the neighbours own outbuildings. Properties to the west, north and south are more than 200m away and it is considered that this proposal which removes several old buildings will enhance, rather than detrimentally impact upon the area as a whole.

8.3.2. The inter-relationship between existing and proposed structures is considered more than adequate.

8.4. Highways Considerations, Suitability of Access and Parking Arrangements

8.4.1. Both parts of the proposal are located well away from the highway, and adverse impact as a result of this development is considered negligible.

9. Conclusion

9.1 The proposed application for erection of an agricultural cattle building and installation of slurry tank and associated works is considered to be in keeping with, but protective of the

area and its extended environs. It should not result in any undue impact on the amenities of neighbouring properties, and there will be no significant highway safety issue.

9.2 The proposed development is therefore considered to accord with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy, Policies and South Ribble Local Plan 2012-2026, and is recommended for approval subject to the imposition of conditions

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the approved plans Dwg 1701/01 Rev B, 1701/02 Rev A, 1701/05 Rev A, 1701/03 Rev A and 1701/04 Rev A (Hughes Treacher).

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday

0800 hrs to 1300 hrs Saturday

No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

4. No external floodlighting or security lights shall be installed at the development hereby permitted without first obtaining planning permission from the local planning authority.

REASON: In the interest of the amenity, and to safeguard the living conditions of the nearby residents in accordance with Core Strategy policy 17 and Policy G17 of the South Ribble Local Plan 2012-2026

5. Prior to the commencement of development, a scheme for the provision of foul and surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority in consultation with Lancashire County Councils Flood Risk Management Team. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 29 Water Management
- 31 Agricultural Land

South Ribble Local Plan

- G1 Green Belt
- G16 Biodiversity and Nature Conservation
- G17 Design Criteria for New Development

Note:

Other application Informative

1. Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £97. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk
2. National Grid: The applicant is advised to contact National Grid prior to commencement of any work on site to establish safe working procedures within proximity of the overhead line and/or pylon.
3. Environment Agency Note 1: The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil)(England)(SSAFO) Regulations 2010 as amended 2013. Environmental good practice is available in The Code of Good Agricultural Practice for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm, slurry and manure storage and ensure compliance with the SSAFO Regulations. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely affect the storage of waste waters, slurry and other polluting matter.
4. Environment Agency Note 2: The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. You must inform the Environment Agency verbally (Tel: 03708 506 506) or in writing of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work/ The notification must include the type of structure, proposed design and construction and once an agreed proposal has been constructed to will ask you to contact us for permission to start using the facility.
5. Environmental Health Note: In order to reduce the volume of surface water draining from the proposed development and maintain 'green field' run off rates, due consideration must be given to the installation of a sustainable form of drainage system (SUDS) that incorporates either the use of a soakaway, other form of filtration system or discharge to a watercourse that is approved in consultation with Lancashire County Council Flood Risk Management.