

Application Number 07/2018/1646/FUL

Address Lane Ends Farm
Liverpool Road
Much Hoole
Preston
Lancashire
PR4 5JT

Applicant WTC Farms

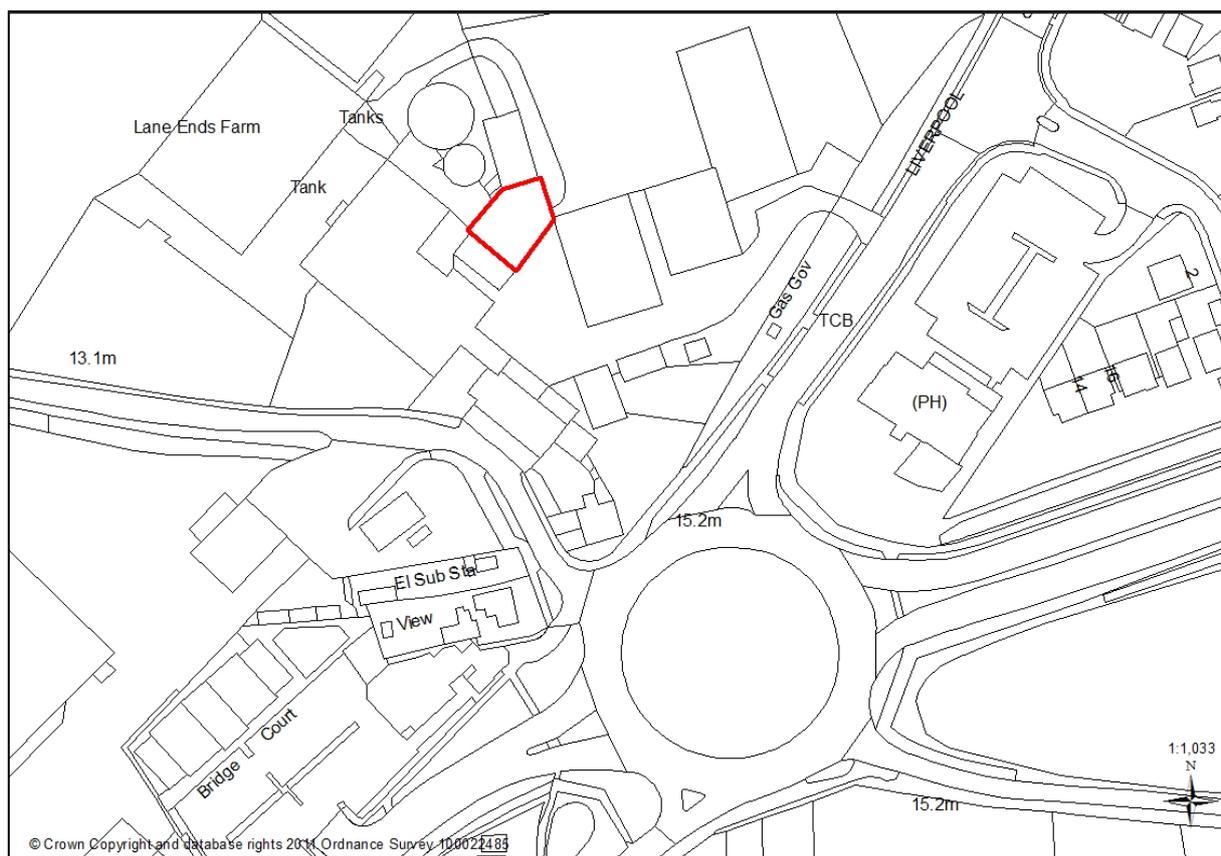
Agent Roger Treacher

Farrers Farm
Grange Lane
Hutton
Preston
PR4 5JH
United Kingdom

Development Erection of open sided agricultural building to accommodate a manure store

Officer Recommendation Approval with Conditions
Officer Name Mr Chris Sowerby

Date application valid 15.03.2018
Target Determination Date 10.05.2018
Extension of Time 31.05.2018



1. INTRODUCTION

1.1 As the applicant is closely related to a Councillor this application is required to be determined by the Planning Committee.

2. REPORT SUMMARY

2.1 The application relates to Lane Ends Farm, off Liverpool Road, in Much Hoole. The application site is within an area of land designated as Green Belt in the Local Plan.

2.2 The application seeks planning permission for the erection of an open sided agricultural building which would be used to accommodate a manure store.

2.3 Policy G1 in the Local Plan, relating to development in the Green Belt, confirms the erection of agricultural buildings in the Green Belt as an acceptable form of development. The siting of the building, within an existing cluster of agricultural buildings, minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

2.4 Sufficient distances are present to prevent the proposal from having an undue impact on the amenities of neighbouring residential properties. There are no highway safety or ecological implications.

2.5 The application complies with Policy 17 of the Core Strategy together with Policies G1 and G17 of the Local Plan. The application is therefore recommended for approval subject to the imposition of conditions.

3. APPLICATION SITE AND SURROUNDING AREA

3.1 The application relates to Lane Ends Farm, off Liverpool Road, in Much Hoole. The farm covers some 32 hectares and has a dairy herd of 220 cows.

3.2 The application site is within an area of land designated as Green Belt in the Local Plan.

4. PROPOSAL

4.1 The applications proposes the erection of an open sided agricultural building which would be used to accommodate a manure store.

4.2 The proposed building would be an irregular shape in order to fill an area of hardstanding between three existing cattle buildings, measuring up to 21m (depth) x 15m (depth) x 6m-8m (height) with a pitched roof. The building would be open sided, with fibre cement profiled sheets fixed to a structural steel frame.

5. SITE HISTORY

5.1 Numerous applications have been made on the site relating to the agricultural enterprise.

5.2 The most recent planning application on the site was in 2012 (07/2012/0354/FUL) and was for the erection of two livestock buildings and a slurry store. This application was approved.

6. REPRESENTATIONS

6.1 No letters of representation have been received in relation to the proposal.

7. CONSULTATION REPLIES

7.1 None

8. MATERIAL CONSIDERATIONS

Policy Considerations

8.1 i) Core Strategy Policy Considerations

8.1.1 Policy 17 of the Core Strategy, which is entitled 'Design of New Buildings', requires an assessment to be made of the design of new buildings to ensure that they are in character with the surroundings and will not adversely affect neighbours.

8.2 ii) South Ribble Local Plan

8.2.1 Within the South Ribble Local Plan the site is allocated as Green Belt. The policy relating to development in the Green Belt, Policy G1, states:

"As set out in the NPPF (National Planning Policy Framework), planning permission will not be given for the construction of new buildings unless there are very special circumstances.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."*

8.2.2 As the building is to be used in connection with the existing agricultural enterprise, the development falls within criterion a) and is an acceptable form of development in the Green Belt.

8.3 Character and Design

8.3.1 The proposed open sided agricultural building would be built on an existing area of hardstanding and within an existing cluster of buildings. This minimises the visual impact of the proposal and is considered to prevent the proposal from having a detrimental impact on the openness of the Green Belt.

8.4 Relationship to Neighbours

8.4.1 The nearest residential property is some 80m to the south of the site with a large intervening agricultural building. This distance is considered to be sufficient to prevent the proposal from unduly impacting on the amenities of neighbouring properties in terms of overlooking / loss of privacy and overshadowing / overdominance. The proposal therefore complies with the requirements of Policy G17 of the Local Plan.

8.5 Highway Issues

8.5.1 As the proposed open sided agricultural building would be associated with existing use of the site the proposal is not considered to materially alter traffic to and from the site.

8.6 CONCLUSION

8.6.1 The proposal is considered to be acceptable in principle and, given its siting, will not have an adverse impact on the character and appearance of the area or the openness of the Green Belt. A sufficient distance would be present to neighbours to prevent the proposal from having an undue impact on the amenities of residential properties. The proposed development complies with Policy 17 of the Core Strategy and Policies G1 and G17 of the

Local Plan and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. That the development 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 submitted approved plans numbered 1802/01 Rev A (Location Plan), 1802/03 Rev A (Proposed Site Plan) and 1802/04 (Elevations)

REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan

RELEVANT POLICY

Note:
