

Development Management Report

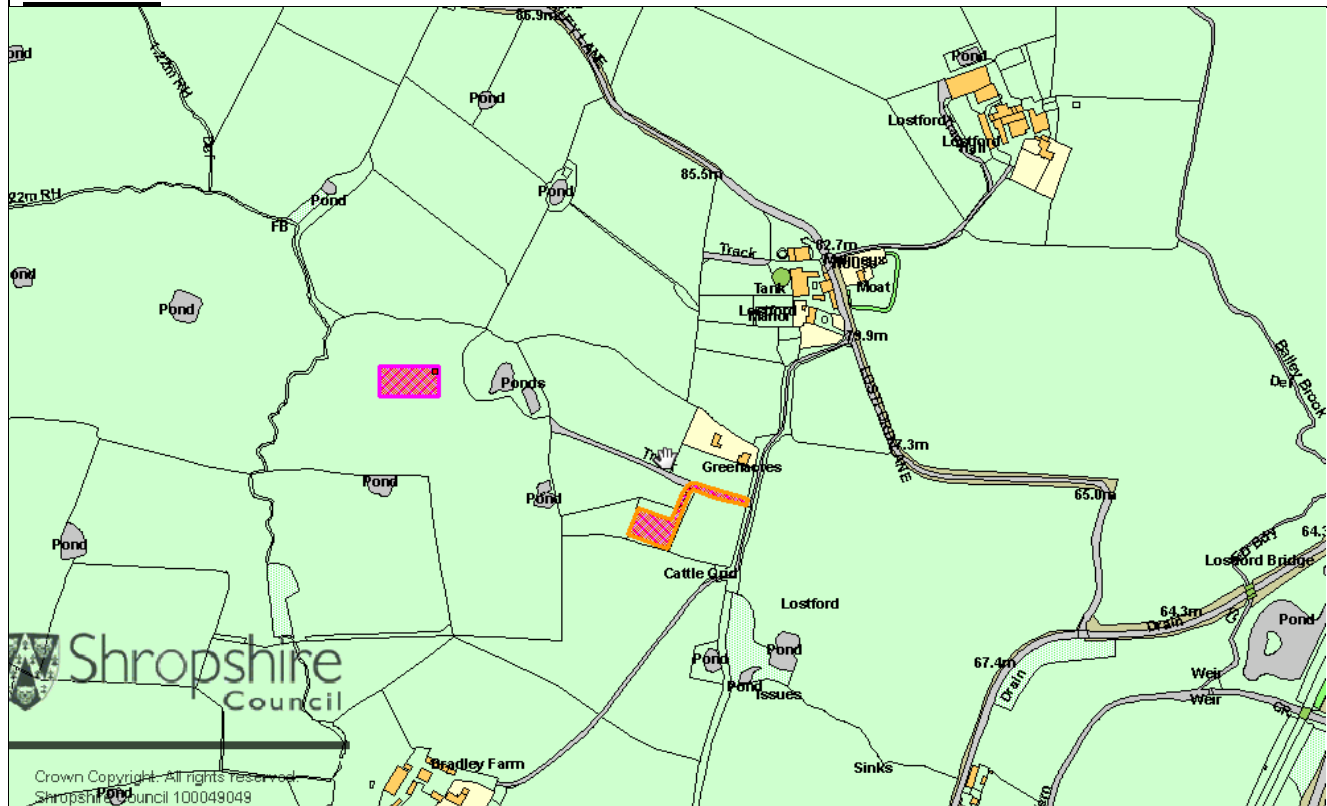
Responsible Officer: Tim Rogers

Email: tim.rogers@shropshire.gov.uk Tel: 01743 258773 Fax: 01743 252619

Summary of Application

Application Number: 14/04787/VAR	Parish:	Hodnet
Proposal: Variation of Condition No.1 (approved plans) attached to planning application 11/04429/FUL approved on appeal to amend the approved plans		
Site Address: Land At Lostford Lane Wollerton Shropshire		
Applicant: Cheshire Game Supplies		
Case Officer: Sue Collins	email: planningdmne@shropshire.gov.uk	

Grid Ref: 362075 - 331808



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Recommendation:- Taking account of the concerns raised by members in January further information has been provided and as such officers continue to recommend that permission be granted subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

1.1 This report is an addendum to the report presented to members in February 2015 which detailed the proposal for variation of condition 1 (approved plans) attached to planning permission 11/04429/FUL that was granted on appeal on the 2nd January 2013. The variation relates to the size and cladding of the agricultural building and the duck and geese sheds. The works have already been commenced and therefore development is for retrospective approval.

The site at Lostford comprises 30.5 acres of land which is owned and occupied by the applicant. He has a further 17.5 acres of land that is rented at The Tumps in Lower Heath and 6.5 acres of land at Sandford. His business includes duck, geese and pheasant rearing as well as managing cattle and sheep. He currently has a stock of 12 head of beef cattle and a flock of 111 breeding ewes.

The following report seeks to advise members on their resolution that Committee were minded to refuse the application. The minutes of the meeting record that members raised the following concerns:

- Concern in relation to the design, scale and appearance of the proposed agricultural building.

Matters for Consideration

- **Design, scale and appearance of the proposed agricultural building.**

2.0 Design, Scale and Appearance

2.1 The application is considered in the light of the National Planning Policy Framework (NPPF) which replaced the majority of national policy statements and guidance including Planning Policy Statement 7 (PPS7), Sustainable Development in Rural Areas.

2.2 Part 11 of the framework relates to: Conserving and enhancing the natural environment and is relevant to the consideration of the application. This states that the planning system should contribute to and enhance the natural and local environment by way of a number of measures including the protection and enhancement of valued landscapes, geological conservation interests and soils and wider benefits of ecosystem services. It requires that impacts on biodiversity are minimised, the avoidance of unacceptable levels of soil, air, water or noise pollution or land instability; to wider ecological networks.'

2.3 Part 3 of the NPPF also supports economic growth in rural areas and in particular cites the promotion of development and diversification of agricultural and other land-based rural businesses.

2.4 Under the council's adopted core strategy policy CS5 'Countryside and Green

Belt' planning seeks to allow for agricultural related development although proposals for large scale new development needs to demonstrate that there are no unacceptable adverse environmental impacts.

- 2.5 Also CS6 'Sustainable Design and Development Principles' seeks to ensure that all development Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate.
- 2.6 Statements have been provided by the applicant and agent that demonstrate that although the previously approved building was acceptable, there is a justified need for the increased size building in operating the agricultural unit. The amount of use will vary through out the year depending on the activities of the particular season. The statement indicates that the building will be used for the repair and cleaning out of the duck and geese pens from the site; the storage of feed for ducks and geese reared on the site; the storage of haylage and straw that is produced by the applicant. The applicant is self-sufficient in forage and bedding for his cattle and sheep. The building will also be used to house his cattle during the winter months (October to March) and to house his sheep during the lambing season (January to April). As is apparent from the above there will be multiple uses being carried out at the same time. In addition information has been provided regarding the Welfare of Farmed Animals (England) Regulations 2007. For example sheep with lambs at foot required 2.2 sq metres of floor space each and therefore an area of approximately 244 sq metres will be required between January and March to accommodate the sheep only. Further space will be required for the associated lambing equipment. The area allocated for sheep equates to approximately 218 sq metres which is lower than the regulations require on the basis that the number of sheep and lambs will fluctuate during the months of January to March. The cattle will require approximately 41 sq metres during the months of November and March with additional space required for feeding, watering and for management of the herd. This leaves one to two bays to be used for the storage of fodder, haylage, straw, sundries, agricultural machinery, repairs and cleaning of the duck and geese pens as well as access to the sheep pens.
- 2.7 Although a smaller building was the subject of the previous planning application and was approved on appeal, it can not be assumed that had a larger building been applied for it would have been refused consent. There are examples of other applications within Hodnet Parish where agricultural buildings of similar size have been approved. Therefore whilst there is opposition to the proposed scale, other applications within North Shropshire for such buildings have been approved of this scale for holdings of this size. In particular given, that it will have a multi-functional use within the agricultural unit, it is officers opinion that there is justification for the size of the building now proposed.
- 2.8 Externally the building is to be partially clad with concrete panels and to have the Yorkshire boarding above, the roof is to be clad in fibre cement sheeting. Both the timber and the fibre cement sheeting will weather and over time and it is officer opinion that it will blend more readily with rural landscape as opposed to the previously approved metal profile cladding that was approved under the appeal.

The use of concrete panels with Yorkshire boarding above is common practice where animals are to be housed as it provides the appropriate ventilation and security that is required for livestock.

2.9 Photographs have been taken by the Case Officer of the site from viewpoints around the area to demonstrate the visual impact in the landscape of the building. In addition the applicant has provided elevation and floor plan overlays to demonstrate the differences between the size of that approved and that which is now applied for. All of this information has been made available on the Council website and will also be presented to members at the committee meeting.

2.10 Members are also requested to consider that in addition to the use of more appropriate materials for the building, the applicant has agreed to plant trees along the western boundary of the track that serves the farm in order to soften the impact of the building in the landscape. Furthermore the building as approved would also have been visible in the landscape and therefore Councillors are requested to consider whether the visual impact of the larger, more appropriately clad building would be any more visually intrusive than that previously approved.

3.0 Other Matters

3.1 A letter of representation was received too late to be considered by Members at the meeting on the 17th February 2015.

3.2 A concern is raised that despite points being raised in letters by local residents the issues are not answered. Due to the level of correspondence that is received in connection with planning applications it is not possible to respond to individual questions raised. However the report that is prepared by the Case Officer will cover the issues raised, where these are relevant to the application.

3.3 This application is not dealing with the principle of the buildings being on the site as this was accepted with the appeal approval. This application is only looking to vary condition 1 attached to the planning permission granted at appeal with all the other conditions remaining in force. This condition deals with the approved plans for the buildings to be constructed on the site. Therefore other issues cannot be considered as part of the current application.

3.4 As such the issues regarding highway passing places is not for consideration. The original appeal decision does not require passing places to be provided. Conditions were included on the original decision to deal with the issues of Great Crested Newts and these have been complied with.

3.5 The visual impact of the buildings has been detailed within the original report and in this Addendum. All other issues regarding the number of birds, the restriction on distance to the bank of ponds etc that have covered by conditions attached remain in place.