

**14. FULL APPLICATION - REPLACEMENT AGRICULTURAL BUILDING TO HOUSE AND FEED YOUNG LIVESTOCK. LAND OFF NEW ROAD, CASTLETON (NP/HPK/0318/0212, P.4575, 414015 / 382798, 13/03/2018/AM)**

**APPLICANT:** MR D SIMPSON

**1. Site and Surroundings**

- 1.1. The application site is consists of two fields located in open countryside 600m west of Castleton. The fields are accessed off a track which joins Buxton Road.
- 1.2. The fields at the site extend to 6 acres (2.43 ha) and a further 69.5 acres (28.13 ha) of land at Millers Dale is are rented. There are no farm buildings on the land at Millers Dale. The applicant utilises the land to by purchasing and rearing young cattle for sale and rearing sheep.
- 1.3. There are three wooden field shelters on the site and a static caravan which have historically been used for keeping sheep and agricultural purposes.
- 1.4. The fields form part of an agricultural unit
- 1.5. A public footpath runs along the track adjacent to the site and to the north towards Dunscar Farm and Knowlegates Farm.

**2. Proposal**

- 2.1. The erection of an agricultural building and the demolition of the three existing wooden field shelters.
- 2.2. The amended plans show that the building would be sited in the northern corner of the site and would be 18.3m long by 12.2m wide, 3.6m to eaves and 4.1m to ridge. The walls of the building would be clad with treated Yorkshire boarding and the roof clad with fibre cement sheeting.
- 2.3. The building would be open plan. The applicant's intention is to begin calving rather than buying in young stock and the building would be used to facilitate this by housing and feeding young livestock before they are grazed on the wider holding.
- 2.4. A landscaping plan has been submitted which shows that a mixture of Rowan and Field Maple trees would be planted at 2m intervals in staggered rows between the field wall to the west of the building and along the south west field boundary.

**3. RECOMMENDATION**

**That the application be APPROVED subject to the following conditions:**

- 1. Statutory time limit for implementation.**
- 2. In accordance with specified amended plans.**
- 3. Implementation of landscaping scheme.**
- 4. Remove existing field shelters prior to the first occupation of the development.**
- 5. Yorkshire boarding to be tanalised and left to weather naturally and permanently so maintained.**
- 6. Roof sheeting to be finished dark green and permanently so maintained.**

**7. Restrict the use of the building to agriculture only.**

**8. Remove building when no longer required for agriculture.**

**4. Key Issues**

- The landscape impact of the proposed development.

**5. Relevant Planning History**

- 5.1. 1993: Planning permission granted conditionally for erection of field shelter for sheep.
- 5.2. 2017: ENQ 31402: Replace caravan with house and proposed agricultural building.
- 5.3. Officers advised that policies would not support the creation of a dwelling on the site. There is no planning permission for the caravan, the only note on file is correspondence with a previous owner who confirmed the caravan was used for agricultural purposes.
- 5.4. Officers would in principle support a replacement agricultural building if a detailed agricultural justification was provided to demonstrate that the building is essential and that this site is the most appropriate on the holding.

**6. Consultations**

- 6.1. Highway Authority: No response to date.
- 6.2. Borough Council: No response to date.
- 6.3. Parish Council: Object to the development and consider that the proposed building is too big and overbearing and will have too great an impact and overpowering presence if placed on this area of land.

**7. Representations**

- 7.1. No representations have been received to date.

**8. Policies**

- 8.1. National Park designation is the highest level of landscape designation in the UK. The Environment Act 1995 sets out two statutory purposes for national parks in England and Wales:
  - Conserve and enhance the natural beauty, wildlife and cultural heritage
  - Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public

When national parks carry out these purposes they also have the duty to seek to foster the economic and social well-being of local communities within the national parks.

### National Planning Policy Framework

- 8.2. The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered as a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF.
- 8.3. Para 115 of the NPPF states that *'great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.'*

### Development Plan policies

- 8.4. Policy GSP1 sets out the broad strategy for achieving the National Park's objectives having regard to the Sandford Principle, (that is, where there are conflicting desired outcomes in achieving national park purposes, greater priority must be given to the conservation of the natural beauty, wildlife and cultural heritage of the area, even at the cost of socio-economic benefits). GSP1 also sets out the need for sustainable development and to avoid major development unless it is essential, and the need to mitigate localised harm where essential major development is allowed.
- 8.5. Policy GSP3 and LC4 set out development management principles and states that all development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to, amongst other elements, impact on the character and setting of buildings, scale of the development appropriate to the character and appearance of the National Park, design in accordance with the National Park Authority Design Guide and impact on living conditions of communities.
- 8.6. Policy L1 identifies that development must conserve and enhance valued landscape character and valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone will not be permitted.
- 8.7. Policy LC13 says that new agricultural buildings will be permitted provided that they are close to the main group of buildings wherever possible and in all cases related well to and make best use of existing buildings, trees, walls and other landscape features and avoids harm to the areas valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible locations and do not require obtrusive access tracks or services.
- 8.8. The adopted Agricultural Developments Supplementary Planning Document (SPD) is a relevant material consideration and should be given weight in the determination of this application.

Relevant Core Strategy (CS) policies: GSP1, GSP3, DS1 and L1

Relevant Local Plan (LP) policies: LC4 and LC13

## **9. Assessment**

#### Agricultural justification

- 9.1. The applicant runs an existing agricultural business upon the holding, with the majority of land rented at Millers Dale and used for grazing cattle and sheep. The business currently involves buying young cattle to be reared and rearing sheep.
- 9.2. The applicant has recently purchased the application site with the intention to begin calving if planning permission is granted for the proposed building which is intended to provide accommodation for young stock. There are no existing buildings on any of the land which could provide this accommodation.
- 9.3. The size of the proposed building is considered to be appropriate given the number of stock kept and the applicant's intentions for the business and therefore it is considered that there is an agricultural justification for the proposed building in accordance with the adopted SPD.
- 9.4. Given that the principle of the development is only acceptable based upon the essential need of the agricultural business planning conditions would be recommended to restrict the use of the building to agriculture and require it to be removed when no longer required.

#### Design and landscape impact

- 9.5. Concern has been raised by the Parish Council in regard to the size of the proposed building and the proposed site and that as a result the development would have a harmful impact upon the landscape.
- 9.6. Policy LC13 is clear that new agricultural buildings should be located close to the main group of buildings where possible and in all cases make best use of existing buildings, trees, walls and other landscape features avoiding harm to important local views.
- 9.7. The applicant has chosen this land on the holding to site the new building because it is owned rather than the rest of the land at Millers Dale which is rented. Officers have requested a plan showing the land at Millers Dale so that potential alternative sites can be considered. The land at Millers Dale is on the hillside west of Meadow Lane and is an elevated and open landscape with no existing buildings.
- 9.8. The land at the application site is less exposed and drops down away from Buxton Road. The proposed site is a relatively level area of land in the northern corner of the fields and while the proposed building would be seen from Buxton Road this site would make best use of the existing hedge and tree planting along the field boundaries and an existing mature wooded area to the north which would provide a visual backdrop from these views.
- 9.9. The existing planting would also filter views from the footpath to the north west and north east and the proposed additional planting would act to further break up view points from Buxton Road and the north west when established.
- 9.10. The proposed site is considered to be the most appropriate on the holding in landscape terms because this site would make best use of the topography and of existing trees and walls in accordance with Policy LC13. The proposed building would not be sited adjacent to existing buildings, it would however be sited close to the site of the existing buildings which are proposed to be removed.
- 9.11. The removal of three field shelters which are now redundant and in a poor state of repair. The removal of these buildings would be beneficial in landscape terms and this must also be taken into account in the assessment of the application.
- 9.12. There is also a static caravan on the site. The planning history indicates that this caravan was brought onto the land by a previous owner and used for agricultural purposes ancillary to the land (such a use would not need planning permission). Officers have queried the

applicant's intentions in regard to the static caravan which is currently disused and have recommended that this is also removed as part of the scheme.

- 9.13. The agent has stated that the intention is to retain the caravan. This is unfortunate as the caravan does detract from the landscape and it would be preferable for any additional storage space, brew station etc. that could feasibly be provided in the caravan be included within the new agricultural building. However the applicant is entitled to retain the caravan and use it for agricultural purposes and therefore this in itself does not represent a reason to refuse the application.
- 9.14. The design of the building is simple, utilitarian and suited to the intended purpose. There are no objections to the design shown on the amended plans which shows the Yorkshire boarding brought down to ground level over the concrete panels provided that the boarding is tanalised and left to weather to a natural grey and the roof sheeting is finished dark green.
- 9.15. Therefore subject to conditions to secure the proposed scheme of landscaping, design details and the removal of the existing field shelters it is considered that the design of the proposed building is acceptable and that the development would not harm the scenic beauty of the landscape and be in accordance with policies GSP3, L1, LC4 and LC13.

#### Other issues

- 9.16. Given the distance from the proposed site to the nearest neighbouring properties there are no concerns that the development would be overbearing, lead to any loss of light or otherwise harm the amenity of any neighbouring property.
- 9.17. There are also no objections on the grounds of Highway Safety as the development would utilise the existing access onto the track with ample visibility onto Buxton Road. Traffic levels would also not be significantly increased over and above the existing use of the land.

### **10. Conclusion**

- 10.1. There is an agricultural justification for the proposed development and the design and siting of the building would be in accordance with policy LC13 because the development would relate well to existing landscape features, result in the removal of the existing field shelters and would not harm the landscape.
- 10.2. In the absence of any further material considerations the proposal is considered to be in accordance with the development plan and accordingly the application is recommended for approval subject to the conditions in this report.

### **11. Human Rights**

- 11.1. Any human rights issues have been considered and addressed in the preparation of this report.

### **12. List of Background Papers (not previously published)**

None

#### **Report Author and Job Title**

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