

8. FULL APPLICATION – ERECTION OF LIVESTOCK BUILDING AT LEANLOW FARM, HARTINGTON - (NP/DDD/1018/0944) P4250. 30/8/2018)

APPLICANT: MR M WRIGHT

Site and Surroundings

1. Leanlow Farm is located in an elevated position in open countryside, approximately 2.7km to the north east of Hartington. The main farmhouse is in separate ownership, but the surrounding land and agricultural buildings are owned by the applicant, who has established a large beef and sheep farm, which comprises approximately 1300 breeding ewes, 1500 store lambs and approximately 170 head of cattle. The business farms across two main sites, Leanlow Farm and New Vincent Farm and totals (with rented land) approximately 190 hectares (470 acres).
2. The farm complex consists of a grouping of modern agricultural buildings set within a concrete yard area, which is contained on its eastern boundary by dry stone walling with a copse of trees sited on rising land at the northern boundary of the site. The yard area is open to view from the south with a large number of farm machinery and vehicles and other non-farming paraphernalia within the adjoining field to the south. Access to the site is via a shared private track off the main A515. A Public Right of way (PRoW) runs close to the site approximately 120m to the South East.

Proposal

3. Planning permission is being sought to erect a modern seven bay agricultural livestock building.

RECOMMENDATION:

That the application be APPROVED subject to the following conditions:

1. The development hereby permitted shall be begun within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, drawing numbers 12630-013 & 12630-015 and amended block/landscaping plan, drawing number 12630-014A and subject to the following conditions:
3. The sheeting for the roof shall be factory colour-coated to BS 5252, Ref. No: 18 B 29 Slate Blue and thereafter the sheets/cladding shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.
4. All external timberwork shall be either painted or stained a dark brown and permanently so maintained.
5. The vertical timber cladding on the north east and south west gable elevations shall be brought down to within 300mm of the immediate ground floor level
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, (or any order revoking and re-enacting that order) the building hereby approved shall not be used for any purpose other than for the purposes related directly to agriculture as defined by s.336 of the Town and

Country Planning Act 1990. When the building hereby permitted is no longer required for the purposes of agriculture on the holding, it shall be dismantled and entirely removed from the site.

- 7. The landscaping tree and shrub planting shown on Drawing number 12630-014A, shall be carried out in the first planting and seeding seasons following occupation of the building or completion of the development whichever is the sooner. Any walling or surfacing shown on the plan shall be completed before the building is first occupied. When planted, each tree should be at least 600 - 900mm high and should be supported with cane and rabbit guards. Any trees or plant which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species or in accordance with an alternative scheme previously agreed in writing by the National Park Authority.**
- 8. Prior to the disposal of any spoil arising from any excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.**

Key Issues

4. The principle, agricultural need and the effect upon the character and appearance of the surrounding landscape.

Planning history

5. The planning history holds a range of planning applications related to the farm operation. There are outstanding enforcement issues regarding storage of equipment in open land and landscaping conditions not being implemented from recently approved schemes. Currently, these are part of an ongoing dialogue with the Authority's Monitoring & Enforcement team.

Consultations

6. Highways - No objections, subject to the use remaining ancillary to the farming unit.
7. Parish Council (PC) – *'This building would be far more visible than the other recently approved buildings constructed at this site. It would have more impact on the view beyond the building, from the A515 and be stark in the landscape in comparison to the other buildings. Members think there is no visual evidence of any of the landscaping being carried out from the previously approved applications and this new proposal only includes a tiny amount of landscaping to mitigate against the impact of the building. Members considered that the building would be better in line with the existing buildings rather than so far to the left. Members consider that there is already a lot of construction on this area. In view of the above comments, members do not believe this planning application is the best solution here; therefore, the parish council cannot support this application and look to the Peak District National Park Authority for further opinion on this'.*
8. PDNPA Landscape - Proposed landscaping is inadequate, recommend additional planting and joining up to a shelterbelt of trees as part of a previously approved scheme.

Representations

9. No third party representations have been made.

Main Policies

10. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1
11. Relevant Local Plan policies: LC4, LC13

National Policy

12. 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: Which are; to conserve and enhance the natural beauty, wildlife and cultural heritage and 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.
13. The National Planning Policy Framework (NPPF) has been revised (Published July 24 July 2018). This replaces the previous document (2012) 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 particular Para: 172 states, that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.
14. 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. These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. In this case, it is considered there are no conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

15. GSP1 and GSP2 jointly seek to secure national park legal purposes and duties through the conversion and enhancement of the National Park's landscape and its natural and heritage assets.
16. GSP3 requires that particular attention is paid to the impact on the character and setting of buildings and that the design is in accord with the Authority's Design Guide and development is appropriate to the character and appearance of the National Park.
17. DS1 and L1 support agricultural development in the open countryside, provided that development respects, conserves and enhances the valued characteristics of the site paying particular attention to impact upon the character and setting of buildings and siting, landscaping and building materials.

Local Plan

18. LC4 states that development will not normally be permitted where it would not respect, would adversely affect, or would lead to undesirable changes in the landscape or any other valued characteristic of the area. It further states that an appropriate scale, siting, landscaping, use of materials and a high standard of design will be required if consent is to be granted.
19. LC13 allows for development necessary for the purposes of agriculture, provided that they are close to the main group of buildings wherever possible and in all cases relates well to existing buildings and landscape features, respects the design of existing buildings and building traditions, makes use of the least obtrusive location and does not require obtrusive access tracks, roads or services.
20. Further Supplementary Planning Guidance (SPG) is provided in the adopted guidance note 'Agricultural Developments in the Peak District National Park'.

Assessment

Principle of development

21. From the outcome of a site visit and the details submitted in the supporting documents, it is considered that the land is in use for the purposes of a genuine agricultural business and that the proposed building is reasonably necessary for the purposes of agriculture and proportionate to the needs of the expanding farming unit at Leanlow Farm.

Siting, design & materials

22. The new building would be sited towards the western edge of the farmyard and adjacent to an existing range of farm buildings. The structure would be partially set into rising land and accessed from the existing hard standing. The building would be designed and constructed of materials typical for this type of structure, incorporating a coloured fibre cement sheeted roof, including roof lights. The rear and gable elevations would be timber-clad Yorkshire boarding with the front yard elevation incorporating open cattle bays with Yorkshire boarding directly above. Entrance into the building would be through hinged sheeted gates on the south-east elevation facing the yard. In this case and subject to lowering the Yorkshire boarding to within 300mm of the immediate ground floor level on the rear and gable elevations and any external timberwork being stained or painted a dark brown, the development would be considered acceptable in siting and design terms, according with LC4 and LC13 in these respects.

Potential impact on the wider landscape setting

23. In landscape terms, the position of the new building is considered to be sited in the least intrusive location remaining within the farmyard. The original preference was to position the new building directly behind the existing sheds; however, the geography of the land meant the building would have had to be cut deeper into the hillside. Aside from the amount of land that would need to be excavated, the applicant had explained this would cause problems for ventilation in and around the proposed new building, which is intended to be used for housing cattle. It would also result in the loss of an existing small field behind the buildings, which is used as an isolation pen; therefore, the applicant was reluctant to lose this facility. Bearing this in mind, the location as proposed was considered a reasonable compromise between minimising the landscape impact and avoiding the potential problems as set out above. It is therefore considered that whilst the wider holding is visible from public vantage points, the proposed structure by virtue of its

location and design would not be unacceptably visually intrusive in the wider landscape.

24. Moreover, a revised landscape scheme has been submitted, showing additional planting along the south-western boundary walling of the site and linked to a proposed shelterbelt of trees and shrubs along the south-eastern edge of the farm complex. In these respects, it is considered the whole farm group would benefit from the amended landscaping offered, particularly when viewed from a southern aspect. Moreover, it would consolidate previous landscaping that has not yet been complied with. Consequently, and subject to a condition requiring any tree and shrub planting to be carried out following the occupation of the building or completion of the development whichever is the sooner, the scheme would be considered to accord with L1 in particular.

Impact on Highway Safety

25. The Highway Authority has raised no objections subject to the use remaining ancillary to the farming unit. In addition, due to the nature of the development as an agricultural business and that no further access tracks/alterations to the existing farm entrance are proposed, there is no objections in highway terms in accord with Policy LT18.

Impact on residential amenity

26. Due to the open countryside location of the farm and the siting of the building within the farm complex, it is considered there would be no resultant harm to the amenity of occupiers and users of any nearby properties from the development in accord with GSP3 and LC4 respectively.

Response to Parish Council's comments

27. In response to the Parish comments, it is considered the revised landscaping scheme would add additional screening to the western side of the site and a shelterbelt of trees along the southern aspect of the farm. In this case, it is considered the revised landscaping offered would ease the Parish Council's concerns by consolidating the landscaping, whilst also being supportive of recommendations by the Authority's Landscape Architect. Although the Parish Council's concern over the siting of the new building are noted, the proposed position of the building, whilst not entirely screened by the existing buildings, it is considered to be the best location in terms of operation for the farm. Moreover, the Authority's Monitoring/Enforcement Team are fully aware of the current situation at the farm, specifically regarding previous landscaping conditions not being fully implemented and the paraphernalia of vehicles etc. in the adjoining field. Consequently, they are monitoring the site for these reasons and this situation does not have a direct bearing on the acceptability of the current application.

Conclusion

28. The agricultural building is considered acceptable in principle/need and essential in allowing the farm to work efficiently and be more productive and viable in the longer term. In addition, the location next to the existing building group makes use of the best location in terms of operation within the farmyard and requires no further access tracks or services. Moreover, with the additional planting scheme, it is considered there would be no adverse impact on the character and appearance of the area and no amenity or highway issues arising from the scale, siting or use of the proposed building. Consequently, subject to the implementation of the amended landscaping scheme, the proposed development accords with Development Plan Policies and advice in Supplementary Planning Guidance on Agricultural Development in the National Park. It is therefore recommended for approval, subject to appropriate conditions.

Human Rights

1. Any human rights issues have been considered and addressed in the preparation of this report.
2. List of Background Papers (not previously published)
3. Nil

Report Author

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