

15. FULL APPLICATION – PROPOSED AGRICULTURAL CUBICLE BUILDING TO HOUSE AND FEE LIVESTOCK AT PRIESTCLIFFE HALL FARM, PRIESTCLIFFE ROAD, PRIESTCLIFFE (NP/DDD/0820/0711 TM)

APPLICANT: MR M LIMER

Summary

1. The application seeks permission for a new agricultural building to house and feed livestock. The building is necessary for the purposes of agriculture and would not have an unacceptable impact on the landscape character and special qualities of the National Park. The application is recommended for approval.

Site and Surroundings

2. Priestcliffe Hall Farm is a 750 acre dairy farm located on the hillside to the north of the top road through the village of Priestcliffe. The farm lies partially within the Conservation Area, the boundary running through the farmstead. The area to the west of the main farm grouping is designated as an important open space in the conservation area.
3. The site consists of a farmhouse, a farm workers bungalow and traditional stone buildings. There is also a range of modern agricultural buildings to the north and north-west. A network of Public Rights Of Way (PROW) run to the south and east of the farm, the nearest being approximately 100m from the development site.
4. The nearest neighbouring properties are across the road to the south east at a distance of approximately 90m. One of these properties is Rose Farm which is a listed building, the farmhouse is approximately 100m to the south east of the development site.

Proposal

5. The application seeks full planning permission for a new agricultural cubicle building with a proposed floor area of 1,588.63m², which would house and feed livestock.

RECOMMENDATION

That the application be APPROVED subject to conditions or modifications to control the following:

- **3 year implementation period.**
- **The development shall not be carried out other than in complete accordance with the specified amended plans.**
- **Concrete panels shall be reduced to the internal ground floor level. The box profile sheeting shall extend from the eaves of the building the internal ground floor level.**
- **The concrete panels to north, west and east elevations shall be painted the same colour as the box profile sheeting Slate Blue (18B29).**
- **The box profile sheeting shall be coloured Slate Blue (18B29).**
- **Climate change mitigation measures to be implemented.**

- **The building shall be used only for the purposes of agriculture.**

Key Issues

6. The effect of the proposed development on the landscape character and special qualities of the National Park

Relevant Planning History

- NP/GDO/0215/0115: GDO Notification - Indoor silage pit. Accepted conditionally
- NP/DDD/0414/0370: Extension to existing agricultural livestock building. Granted conditionally.
- NP/DIS/0212/0166: Discharge of conditions on NP/DDD/0509/0402. Discharged, landscaping confirmed to have been completed as approved.
- NP/DDD/0509/0402: Slurry store and access track - Granted subject to conditions.
- NP/DDD/1005/1024: Agricultural building - Granted subject to conditions.
- NP/DDD/0302/129: Agricultural building to winter stock - Granted subject to conditions.
- NP/DDD/0393/106: General purpose agricultural building – Granted subject to conditions.

Consultations

7. Derbyshire Dales District Council: No comments received.
8. Parish Council: *“No objection to this application. However, as the building will be at quite an altitude, we ask please that the NPA satisfies itself that the building's height is acceptable for this rather visible location.”*
9. Highway Authority: *“No highway objections on the basis the building is used for agricultural purposes, in support of existing farming activities carried out on surrounding controlled farmland.”*
10. PDNPA (Landscaping): Tree planting to be agreed to help set the building into the landscape rather than screen it. Lower concrete panels should be painted a dark colour and cladding brought down to internal floor level.
11. PDNPA (Archaeology): No Archaeological concerns

Representations

12. During the consultation period, the Authority has not received any letters of representation.

Main Policies

13. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, L3, CC1
14. Relevant Development Management Plan policies: DMC3, DME1, DMC5, DMC8

National Planning Policy Framework

15. The National Planning Policy Framework (NPPF) replaced a significant proportion of central government planning policy with immediate effect when first published in 2012. The latest version of the NPPF was published on 19 February 2019. 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 policies of the Development Management Policies document 2019. 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.
16. Paragraph 172 of the NPPF states that '*Great weight should be given to conserving and enhancing 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 these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.*'
17. Paragraph 172 also states that planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
 - a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Main Development Plan policies

18. 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.
19. Policy GSP3 sets 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.
20. DS1 supports extensions to existing buildings in principle, subject to satisfactory scale, design and external appearance.

21. Policy L1 identifies that development must conserve and enhance valued landscape character as identified in the Landscape Strategy and Action Plan and other valued characteristics, and other than in exceptional circumstances, proposals in the Natural Zone.
22. CC1 sets out that developments will be expected to make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

23. DME1 states that new agricultural and forestry buildings, structures and associated working spaces or other development shall:
 - (i) be located close to the farmstead or main group of farm buildings, and in all cases relate well to, and make best use of, existing buildings, trees, walls and other landscape features; and
 - (ii) not be in isolated locations requiring obtrusive access tracks, roads or services; and
 - (iii) respect the design, scale, mass and colouring of existing buildings and building traditions characteristic of the area, reflecting this as far as possible in their own design; and
 - (iv) avoid adverse effects on the area's valued characteristics including important local views, making use of the least obtrusive or otherwise damaging possible location; and
 - (v) avoid harm to the setting, fabric and integrity of the Natural Zone.
24. DMC3 sets out that where development is acceptable in principle, it will be permitted provided that its detailed treatment is of a high standard that respects, protects and where possible enhances the natural beauty, quality and visual amenity of the landscape, including the wildlife and cultural heritage assets. Particular attention will be paid to siting, scale, form, mass, landscape setting and the valued character and appearance of the area.
25. DMC5 sets out the requirements for applications that affect designated and non-designated heritage assets.
26. DMC8 states that applications for development in a Conservation Area, or for development that affects its setting or important views into or out, or across or through the area, should assess and clearly demonstrate how the existing character and appearance of the Conservation Area will be preserved and, where possible, enhanced.

Assessment

Principle of Development

27. The Authority's adopted strategy is to conserve the National Park's character and landscapes whilst still allowing appropriate farm diversification and land management. In accordance with this strategy, together Core Strategy policies GSP1, GSP2, GSP3, DS1, L1 and Development Management policies DMC3 and DME1 state that development necessary for agriculture is permitted exceptionally in open countryside where it is well-sited and designed in accordance with the Authority's Supplementary Planning Guidance and does not harm the valued characteristics of the area.
28. The agricultural building would have a floor area of approximately 1,588.63m².
29. In terms of the Town and Country Planning (Development Management Procedure) Order 2010 the current proposals represent 'major development' by definition as they would create over 1000 sqm of floorspace. In planning policy – both national and local – the term major development is also referenced. Specifically paragraph 172 of the NPPF and Core Strategy

policy GSP1 seek to resist major development in National Parks in all but exceptional circumstances

30. A High Court decision in 2013 found that for the purposes of planning policy, 'major development' should not have the same meaning as in the 2010 Order; rather it should be considered in the context of the document it appears and concludes that it is reasonable to apply the 'normal meaning' of the words when interpreting policies.
31. It is reasonable in the instance therefore, to assess whether or not the development is major by reference to its potential impacts on the National Park's valued characteristics as protected by planning policies. In this case the site in question is located next to existing agricultural buildings, although it is large in terms of floor space, the new agricultural building would not result in any adverse impacts.
32. The proposals are to replace current buildings which were constructed in 1982 which are not suitable for the increased numbers of cattle, an outdated dairy parlour and the loss of a rented agricultural building at a neighbouring farm. The development cannot reasonably be considered to be major in terms of its likely impacts. That is not to say that its impacts could not still be significant within the context of the site itself and its immediate surroundings – only that the restrictions placed on major development by national and local policy are not considered to apply to the proposal.
33. Priestcliffe Hall Farm comprises of a 750 acres. 400 acres are owned by the applicant, the other 350 acres are rented land. Stock levels are 550 cattle including followers, plus 500 sheep plus followers.
34. The application has demonstrated a functional need for the building, in accordance with policy DME1. The broad principle of the development is acceptable, subject to it not having unacceptable impacts on the wider landscape and special qualities of the National Park. As any planning permission would be granted exceptionally because of the agricultural justification, it is considered reasonable and necessary that the use of the building should be restricted to agricultural purposes only.

Design and Landscape Impacts

35. The scheme seeks planning permission for an additional agricultural building. The site is in an elevated position. The building would be built to the north of the existing buildings over the existing track and midden area. The building proposed would be a portal framed construction twin span building 45.7m long x 19.5m wide x 4.2m high to eaves level for 1 span and 45.70m long x 15.2m wide x 3.3m high to eaves level for the second span. The roof would be clad with Slate Blue box profile steel sheeting to match the existing. The walls would be constructed from concrete panels with Slate Blue fibre cement sheeting above.
36. The new track would be built next to the proposed building and would be constructed from permeable hardcore.
37. The proposed building would house livestock. Whilst the size and scale of the proposed building is large, it is suited for its purpose and proportionate to the stock numbers and storage requirements of the farm business.
38. Since the site is in an elevated position and the ground falls to the north and east. To make the exterior of the building visually acceptable the box profile steel sheeting (Slate Blue 18B29) should be taken to the internal ground level to reduce the amount on concrete panels visible. The remaining concrete panels to the north, west and east elevations should be painted the same colour as the box profile sheeting. To further reduce the impact on the landscape, tree planting has been discussed with the applicant and a condition for a tree planting scheme to be submitted and agreed in writing with the Authority is recommended.

39. The siting of the proposed building lies to the west of the land which is designated as Important Open Space within Priestcliffe Conservation Area, Policy DMC8. The new building would be sited next to an existing agricultural building, and the design, scale, massing and materials match the existing building. Tree planting would help set the building within the landscape and reduce the impact on the wider landscape. It is considered that the proposed development will not cause material harm or have a detrimental impact on the existing character and appearance of the conservation area.
40. There is a PROW running parallel to the southernmost edge of the range of modern agricultural buildings at a distance of approximately 25m, the upward slope and the band of trees will screen the development from views. Where the development is visible it will be seen as an integrated part of the main farm group, in line with Policy DMC3 and DME1
41. Policy L3 seeks to conserve heritage assets, Rose Farmhouse is a listed building approximately 100m to the south of the development site, the site is uphill from and across the road from the listed building, and the view is obscured by mature trees on the roadside. Also, any view of the development will be seen in conjunction with the wider farm group, therefore it is considered that the development will not have a detrimental impact on the listed building or its setting.
42. It is considered that the proposed would not have an unacceptable visual impact, would not have an unacceptable impact on landscape character around the site and would not be harmful to the setting of the nearby listed buildings. The impact of introducing a new building here is justified by the agricultural need and benefits that it would provide to wider land management objectives, in accordance with policies GSP3, DS1, DMC5, DMC8 and DMC3.

Amenity Impacts

43. The nearest neighbouring property is Rose Farmhouse which is sited 100m south of the development. Due to the separation distance, it is considered that there would be no significant harm by way of noise, smells or other disturbance over and above what can be reasonably expected from the well-established existing agricultural use of the site. The scale and location of the building would not cause any amenity impacts. The proposal is considered to accord with policy DMC3 in this respect.

Highways Impacts

44. The proposed building would not alter the existing access arrangement from the road to the agricultural holding. Furthermore, the proposal would be unlikely to materially alter existing levels of traffic associated with the farm. The application accords with policy DMT3.

Energy Efficiency and Climate Change Mitigation

45. Policy CC1 requires that new development makes the most efficient and sustainable use of land, building and natural resources and achieves the highest possible standards of carbon reductions and water efficiency. A climate change mitigation statement has been submitted and the following are proposed:
- A soakaway around or underneath the building to deal with surface water and rainwater.
 - LED lights
 - Sustainably sourced timber
46. These measures are considered sufficient to comply with policy CC1.

Conclusion

47. In conclusion, the proposal is considered necessary for the purposes of agriculture and would not have an unacceptable impact on the landscape character and special qualities of the National Park.

Human Rights

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

List of Background Papers (not previously published)

None

Report Author: Teresa MacMillan, Planning Assistant