

9. FULL APPLICATION – ERECTION OF STEEL PORTAL FRAMED AGRICULTURAL BUILDING TO HOUSE BEEF CATTLE. THE PROPOSED BUILDING IS A REPLACEMENT OF A TRADITIONAL ‘COW SHED’ BUILT IN THE 1950S AND EXTENDED IN THE 1970S THAT IS NOW BEYOND REASONABLE REPAIR AT NEW ROAD FARM, NEW ROAD, LONGNOR (NP/SM/1022/1339/PM)

APPLICANT: PEAK DISTRICT NATIONAL PARK AUTHORITY

Summary

1. The application site is New Road Farm, located about 2km north of Warslow.
2. The application seeks planning permission for the erection of a steel portal framed agricultural building to house cattle. The building would be a replacement for an existing agricultural building that is now beyond reasonable repair.
3. Planning policy is supportive of new agricultural buildings subject to it being demonstrated that they are reasonably necessary for the purposes of agriculture at the scale proposed and subject to them conserving and enhancing the valued characteristics of the National Park. Subject to conditions, the design and appearance of the development has been found to be acceptable in its context and to accord with planning policy in all other regards.
4. The application is therefore recommended for conditional approval.

Site and Surroundings

5. New Road Farm is an 80 hectare (200 acre) beef and sheep farm on the Peak District National Park Authority owned Warslow Moors Estate.
6. The farm is let under an Agricultural Holdings Act tenancy and is farmed as a full time business with a herd of suckler cows and ewes.
7. The existing farm buildings consist of a modern set of farm buildings around a traditional stone barn.
8. The site is located within the hamlet of Wigginstall, located approximately 2km north of the village of Warslow. Part of the farmyard is located within the Wigginstall Conservation Area, although the site of the proposed building is located just outside of the conservation area. The hamlet is accessed by an unmetalled no through road from the B5053 Warslow to Longnor road. A public footpath passes through the farmyard to the west of the proposed building.
9. The site is located within the Upland Pastures landscape character type within the wider South West Peak landscape character area. The surrounding landscape can be characterised as an upland pastoral landscape of permanent pasture enclosed by drystone walls.

Proposal

10. The erection of a steel portal framed agricultural building to house beef cattle. The building would replace an existing cowshed of concrete block construction and a steel monopitched roof calving shed both of which are proposed to be demolished.

RECOMMENDATION:

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

1. **3 year implementation time limit.**
2. **Carry out in accordance with submitted plans**
3. **Timber boarding to be stained a dark recessive colour at time of erection and permanently so maintained.**
4. **Fibre cement roofing sheets to be factory colour-coated to BS 5252 Ref. No. 18B29 (Slate Blue) and permanently so maintained.**
5. **Not to be used for any other purpose than agriculture**
6. **Removal of building when no longer required for purposes of agriculture**

Key Issues

1. The principle of the development.
2. Siting, landscape impact and design
3. Climate Change Mitigation

History

11. 2008 – Planning permission granted for proposed roof building to existing agricultural feed areas.
12. 1998 – Planning permission granted for alterations and extensions of barn.
13. 1993 – Planning permission granted for erection of agricultural building
14. 1990 – Planning permission granted for erection of slurry store, associated handling system and landscaping.

Consultations

15. **Highway Authority** – no response
16. **District Council** – no response
17. **Parish Council** – no objection

Representations

18. No representations have been received.

Main Policies

19. Relevant Core Strategy policies: GSP1, GSP2, GSP3, DS1, L1, CC1
20. Relevant Local Plan policies: DMC3, DME1

National Planning Policy Framework

21. 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 to be 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 East Midlands Regional Plan 2009, 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.
22. Paragraph 176 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.

Core Strategy

23. Core Strategy 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.
24. Core Strategy policy GSP2 states, amongst other things, that when development is permitted, a design will be sought that respects the character of the area.
25. Core Strategy 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.
26. Core Strategy 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.
27. Core Strategy policy CC1 states that development must make the most efficient and sustainable use of land, buildings and natural resources.

Development Management Policies

28. Development Management Policy DMC3 requires development to be 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 that contribute to the distinctive sense of place. It also provides further detailed criteria to assess design and landscaping, as well as requiring development to conserve the amenity of other properties.

29. DME1 deals specifically with agricultural development and states the following:

30. New agricultural and forestry buildings, structures and associated working spaces or other development will be permitted provided that it is demonstrated to the Authority's satisfaction, that the building at the scale proposed is functionally required for that purpose from information provided by the applicant on all the relevant criteria:

- a. location and size of farm or forestry holding;
- b. type of agriculture or forestry practiced on the farm or forestry holding;
- c. intended use and size of proposed building;
- d. intended location and appearance of proposed building;
- e. stocking type, numbers and density per hectare;
- f. area covered by crops, including any timber crop;
- g. existing buildings, uses and why these are unable to cope with existing or perceived demand;
- h. dimensions and layout;
- i. predicted building requirements by type of stock/crop/other usage; and
- j. contribution to the Authority's objectives, e.g. conservation of valued landscape character as established in the Landscape Strategy and Action Plan, including winter housing to protect landscape.

B. New agricultural and forestry buildings, structures and associated working spaces or other development shall:

- k. 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
- l. not be in isolated locations requiring obtrusive access tracks, roads or services; and
- m. 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
- n. 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
- o. avoid harm to the setting, fabric and integrity of the Natural Zone.

Assessment

Principle of Development

31. Policy DME1 permits new agricultural buildings providing that the building is functionally required for that purpose.
32. The farming operation at New Road Farm is long established with a sizeable herd of cows and sheep.
33. The proposed building is a replacement building for two smaller agricultural buildings proposed for demolition. The net increase in floor space would be approximately 80 square metres.
34. It is not proposed to increase stocking numbers on the farm. The larger size building footprint will allow for more space for the existing cattle and improved ventilation. The size and design of the building will also allow for a vehicle to enter the building, aiding farming operations.
35. On this basis it is accepted that the building is functionally required for the purposes of agriculture, and its erection therefore complies with policy DME1 in principle.

Siting, Landscape Impact and Design

36. The proposed building would be located predominantly on the footprint of existing buildings proposed for demolition. The building would be higher than the existing buildings proposed for replacement but would not be higher than surrounding buildings. The ridge height of the proposed building would be the same height as the existing agricultural building located to the north and lower than the ridge height of the traditional stone barn located to the south.
37. The proposed agricultural building would sit within the existing building group at the farm and would be screened in views from the surrounding landscape by adjacent buildings. A belt of mature trees would soften views of the building from within the Wigginstall conservation area to the east.
38. The proposed materials comprising concrete panels, timber boarding and fibre cement roof tiles will match the adjacent agricultural building located to the north and are considered acceptable.
39. The adjacent traditional stone barns would remain. Whilst the development would not refelt their traditional character or appearance, the same can be said for the existing development surrounding these buildings. As such, any impact on their setting would be negligible.
40. The siting and design of the proposed building is considered to accord with policies L1 and DMC3. The design and appearance of the proposed building will conserve the landscape character and valued characteristics of the National Park.

Climate Change Mitigation

41. The proposal is for an unheated and natural ventilated cattle building. The roof would contain Perspex panels to allow natural light into the building to reduce the need to use artificial lighting. It is considered that this accords with the requirements of policy CC1.

Conclusion

42. The proposed building is considered reasonable necessary for the purposes of agriculture and therefore accords with DM policy DME1. The proposed building by reason of its scale, siting and appearance would conserve and enhance the valued characteristics of the site, the surrounding landscape and the wider National Park. The proposal would accord with Core Strategy policies GSP1, GSP2, GSP3, DS1, L1, CC1 and DM policy DMC3. It is recommended that conditional approval be granted.

Human Rights

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

List of Background Papers (not previously published)

44. Nil

Report Author and Job Title

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