

16. FULL PLANNING APPLICATION – AGRICULTURAL BUILDING TO LAMB AND HOUSE SHEEP AND STORE FODDER AND IMPLEMENTS, LAND WEST OF COMMON LANE, CALTON, WATERHOUSES. (NP/SM/1223/1483, LB)

APPLICANT: MR S HAMBLETON

Summary

1. The application seeks planning permission for the erection of an agricultural building on land west of Common Lane, Calton, in open countryside. The building will be used for lambing and housing sheep and for the storage of fodder and implements.
2. Planning policy supports agricultural development in open countryside, provided that development conserves and enhances the valued landscape character, as identified in the landscape character and action plan, and other valued characteristics, such as natural beauty, quality and visual amenity of landscape.
3. In this case, there is a reasonable agricultural need for the development and by virtue of buildings siting, scale, design, and massing, the proposal would not have a significant or adverse visual impact on the appearance of the landscape and its characteristics, harmonising and adequately respecting the site, setting and wider scenic beauty of the National Park. The proposal is therefore in accordance with landscape conservation objectives. Consequently, the application is recommended for approval.

Site and Surroundings

4. The application site of 12 acres is adjacent to the eastern boundary, near the entrance of a strip fields off the west side of 'Common Lane', approximately 200 metres south of Calton and east of Waterhouses.
5. Outside of Calton's Conservation Area, the field is part of the 'Limestone Hills and Slopes' landscape character, which is a pastoral landscape with varied undulating topography and some steep slopes. It is a remote, sparsely populated landscape with a regular pattern of medium to large wall fields with wide open views in places.
6. The applicant farms 112 acres, of which 12 acres are owned (site area of this application) and 100 acres are rented in Alstonfield. Rearing 250 ewes and lambs and producing fodder and bedding, the applicant is establishing his own farm business.
7. The nearest neighbouring property is 250 metres north of Common Lane and Daisy Bank Farm, 300 metres to the south east of the site.
8. A public footpath runs north south from Calton through the application site.

Proposal

9. Planning permission is being sought for an agricultural building for lambing, housing sheep and for the storage of fodder and implements.
10. This application follows a previous application, (NP/SM/0823/0932), for an agricultural building on the current site, but of a larger size and in a different location. Consequently, it was refused due to landscape impact.

RECOMMENDATION:

11. That the application is **APPROVED** for the following reason:

The building, by virtue of its siting, scale, form, massing and design, would not result in significant or adverse visual impact on the valued characteristics and appearance of the landscape and the wider scenic beauty of the National Park. The proposal is therefore in accordance with landscape conservation objectives set out in the NPPF and the Authority’s Development Plan Policies Core Strategy GSP1, GSP2, GSP3, DS1 & L1 and Development Management Policies DMC3 and DME1.

Key Issues

12. The key issues are:
- Principle of the development;
 - Potential impact on the character and appearance of the landscape; and
 - The potential impact on residential amenity and highways.

History

13. NP/SM/0823/0932: Agricultural building for lambing, housing sheep and for the storage of fodder and implements; refused due to landscape impact.

Consultations

14. Highway Authority – No objection. *‘Similar to application NP/SM/0832/0932 except the location of the store. There will not be constant traffic at the access, on that basis there will not be a severe highway or safety impact.’*
15. Waterhouses Parish Council – Recommends Refusal. *‘Its opinion is that the siting of the building in the revised position, adjacent to Common Lane, was considerably more damaging to the overall landscape and to the setting of Calton Conservation Area. This large building would be prominent on the skyline and would form an oppressive industrial like massing on the main entrance to the village, when taken together with the existing industrial site on the opposite side of Common Lane. It was also noted that notwithstanding information contained within the application form, the land has been used for storage of all the manure produced at Upper Green Farm over the past 18 months, inferring that this is not being operated as a separate holding, but in conjunction with Upper Green Farm that already has extensive modern buildings’.*
16. Staffordshire Moorlands District Council – No response to date.

Representations

17. During the consultation period, one letter of support has been received stating *‘I am pleased to see a youngster making a commitment to farming’s future in the area’*. This is not a material planning consideration.

National Planning Policy Framework (NPPF)

18. 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.
19. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes.

20. In particular Paragraph 182 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.
21. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset (in this case being the Conservation Area), great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
22. In the National Park, the development plan comprises the Authority's Core Strategy and the new Development Management Policies (DMP). These Development Plan Policies provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application.
23. In this case, it is considered there are no significant conflicts between prevailing policies in the Development Plan and government guidance in the NPPF.

Main Development Plan Policies

Core Strategy

24. GSP1, GSP2 - *Securing National Park Purposes and sustainable development & Enhancing the National Park*. These policies 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.
25. GSP3 - *Development Management Principles*. 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.
26. DS1 – *Development Strategy & L1 - Landscape character and valued characteristics*. Supports 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.
27. CC1 - *Climate change mitigation and adaption*. Sets out that development must make the most efficient and sustainable use of land, buildings and natural resources. Development must also achieve the highest possible standards of carbon reductions.

Development Management Policies

28. DMC3 - *Siting, Design, layout and landscaping*. Reiterates, that where developments are acceptable in principle, policy requires that design is to high standards and where possible enhances the natural beauty, quality and visual amenity of the landscape. The siting, mass, scale, height, design, building materials should all be appropriate to the context. Accessibility of the development should also be a key consideration.
29. DMC8 - *Conservation Areas*. States, that applications for development in a Conservation Area, or for development that affects it's setting or important views into or out of the area, 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.

30. DME1 - Agricultural or forestry operational development. Allows for new agricultural buildings provided that they are functionally required, 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.
31. DMT3 - *Access and design criteria*. States amongst other things, that a safe access should be provided in a way that does not detract from the character and appearance of the locality and where possible enhances it.

Supplementary Planning Documents

32. Supplementary Planning Guidance (SPG) is provided in the adopted guidance note 'Agricultural Developments in the Peak District National Park'. Whilst the Authority's Landscape Strategy and Action Plan offers guidance on the application of landscape conservation policies in the Development Plan.

Assessment

Principle of the development

33. From a site visit, which showed sheep on the land, and from details in the submitted supporting documents it is considered apparent that the application site is in use for the purposes of agriculture.
34. The submitted details state the land was recently purchased by the applicant from the Peak District National Park Authority to try and support the establishment of a farming business, in addition to the existing rented land.
35. The application states that as a result of their expanding business the building is required to house and lamb sheep, store hay and straw produced, (65 bales per year) and to store implements required to manage the holding. There are no other buildings on the holding to house the stock and implements.
36. Based upon this and the case set out in the application, it is concluded that a building is reasonable and necessary for the purposes of the applicants agricultural operation and needs. Therefore, in these respects accords with policy DME1 insofar as it relates to the need for new farm building to be fully justified.

Appearance and landscape impacts

37. Adopted planning policy does support agricultural development in the open countryside, provided that development conserves and enhances valued landscape character, as identified in the landscape strategy and action plan, and other valued characteristics such as the natural beauty, quality and visual amenity of the landscape.
38. Policy DME1 states, amongst other things, that new farm buildings should be close to the main group of buildings wherever possible and in all cases relate well to and make best use of existing buildings, trees and other landscape features.

39. The proposed building would be located adjacent to the eastern boundary of the site and 'Common Lane' and in close proximity to the access to field access, an existing double gated entrance to the field.
40. In comparison to the previous application, NP/SM/0823/0932, the building has been relocated 150 metres to the east.
41. The application does not propose or need an access track or any hardstanding for the proposal due to its position near the field entrance, of which there is an existing hardstanding.
42. Immediately, on the opposite side of 'Common Lane' there is a substantial industrial building and approximately 150 metres north, on the east side of common lane are dwellings and a group of farm buildings.
43. There is no existing development on the site. The proposed siting of the building has been located as close as possible to the entrance to the field, highway and to the existing buildings on the opposite side of 'Common Lane'.
44. When viewed on approach from the south the proposal will be seen within the context of existing buildings and features on Common Lane.
45. The building will measure 13.7 metres x 13.7 metres x 5.4 metres to the ridge with the eaves height 3 metres. It will be constructed from a steel portal frame with concrete panels, vertical Yorkshire boarded cladding under a fibre cement blue roof.
46. The building has been reduced in length by 4.5 metres in comparison to the building proposed in the previous application, NP/0823/0932. This has significantly reduced the overall size and massing of the building.
47. The scale, form and use of proposed materials is typical of modern agricultural buildings which raises no objections in principle. The scale of the building is still commensurate for the scale and purpose it would serve.
48. The building is similar in form and appearance to other industrial and agricultural buildings on Common Lane.
49. Positioned adjacent to the eastern field boundary, the buildings location relates to the boundary wall, and boundary trees and surrounding landscape features
50. A footpath runs through the application site approximately 120 metres west of the building. Views from the footpath onto the building would be seen within the context of the existing buildings on Common Lane.
51. Existing mature and younger trees run along the field wall boundaries close to the proposed building providing some partial screening.
52. A detailed landscaping scheme has been submitted with the application showing a mixture of trees and shrubs will be placed along the field boundaries within the eastern area of the field between existing planting, which once established allow the building to assimilate and harmonise with the landscape.
53. The proposed landscaping scheme is considered to be more suitable for the landscape character than the previous proposals under application NP/0823/0932, which has limited mitigating effect on the development landscape impact.

54. Overall, whilst the building would be visible in the proposed location, the structure is located as close as possible to existing building and can be viewed alongside one another, preventing it being an isolated feature. It has been reduced significantly in scale in comparison to the previous proposal and been provided with a much more suitable landscape scheme appropriate for immediate and wider landscape character and setting of the building.
55. Therefore, the building would not appear as a prominent and isolated feature and would not result in and adverse impact on the immediate and wider landscape, its character and appearance in accordance with L1, DMC3 and DME1.

Potential amenity issues

56. Due to the intervening distances between the proposed location of the building and the nearest neighbouring property it is considered the development would have no adverse impact on the amenity and would accord with GSP3 and DMC3 in this respect.

Highway matters.

57. The Highway Authority have accepted the proposal on the basis there will not be a severe highway or safety impact. Therefore, it is concluded that the proposal would be acceptable in highway terms and generally meets the criteria set out in Policy DMT3.

Environmental Management and Sustainability

58. The building would be of modest construction without the need for heating or mains electricity lighting.
59. The building would incorporate sustainably sourced timber that is compliant with CE standards set out by the government. Rainwater would be collected in rainwater harvesting tanks and will be used for drinking water for livestock and washing down agricultural vehicles. Lighting will be of low wattage LED's powered from the solar panels.
60. The proposals work towards climate change to meet core strategy CC1.

Conclusion

61. It is accepted that there is a reasonable agricultural need for the development proposed. The proposed building is of an appropriate design and scale and is located in the least damaging location reasonable on the site. The reduced scale of building and relocation on site, together, are considered not to result in significant adverse landscape harm that would arise from the provision of the development. Therefore, the application is considered to accord with the relevant policies in the Development Plan and accordingly is recommended for approval.

Human Rights

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

List of Background Papers (not previously published)

63. Nil
64. Report Author: Laura Buckley, Assistant Planner, South Area Planning Team.