

Agenda Item A12	Committee Date 28 September 2009	Application Number 09/00672/FUL
Application Site North Farm Moss Road Heaton-with-Oxcliffe Morecambe	Proposal Erection of agricultural livestock building	
Name of Applicant Mr Alan Bargh	Name of Agent Mrs Julia Pye	
Decision Target Date 27 October 2009	Reason For Delay Not applicable	
Case Officer	Mr Richard Bamforth	
Departure	No	
Summary of Recommendation	Approval with conditions	

1.0 The Site and its Surroundings

- 1.1 This rural dairy farm is situated along Moss Road to the north-west of the Heysham by-pass. The surrounding area in terms of land form is relatively flat with minor undulations and essentially is rural in character, with a general agricultural land use.
- 1.2 This 850 acre farm comprises of a traditional stone built farmhouse with attached barn and numerous large portal framed agricultural outbuildings constructed with breeze block and Yorkshire boarding to the elevations and corrugated cement fibre roof sheets. The farmhouse and all the associated buildings are restricted to the northern side of Moss Lane. Through the centre of the farm complex is an agricultural track, which also serves as a public right of way (PROW).
- 1.3 With the exception of the roof plane associated with the most recently erected silage clamp building, the farm complex is natural screened behind the undulating land when viewed from the link road.

2.0 The Proposal

- 2.1 The application seeks permission for the erection of an agricultural livestock building. The application would normally be dealt with under delegated powers, but has been referred to committee due to its overall footprint of 1,265m².
- 2.2 The proposed new building unit is to re-house the applicant's dairy herd. The applicant is looking to increase the size of his existing dairy herd from 275 to 326 milking cows. The current building no longer meets the necessary farm assurance standards (FABBL).

The redundant building will be used to house the applicants heifer replacement cattle which are currently contract reared off the farm at Hammerton Hall. The latter is being developed under the M6 link and will no longer be available to the applicant.

- 2.3 The unit is large, measuring 59.4m x 21.3m (orientated north/south), resulting in an overall footprint of 1,265m² measuring 3.7m at eaves and 6.7m to the ridge. The proposed unit will have 325 cubicles with scrape passages. The main east and west facing elevations are both open sided with a feed barrier and an overhanging roof plane covering the feed passage.
- 2.4 The north and south elevations are constructed in concrete panels up to 1.8m with tanalised Yorkshire boarding above and the access is restricted to the northern elevation. The proposed cement fibre roofing sheets are in a natural grey finish.
- 2.5 The proposed unit is to be situated on the pasture land, immediately to the eastern side of the existing farm complex.

3.0 Site History

- 3.1 There have been five previous applications for agricultural determinations to construct additional agricultural buildings at this site. All were deemed not to require further details. The last application (08/00100/AD) was for the erection of a covered silage clamp building. This application is worth noting to members, purely since the roof plane of which is visible from the Heysham link road.

Application Number	Proposal	Decision
08/00100/AD	Agricultural determination for the erection of a silage clamp building	Further details were not required

4.0 Consultation Responses

- 4.1 The following responses have been received from statutory consultees:

Statutory Consultee	Response
County Highways	No observations
Parish Council	No objection
Environmental Health	Unforeseen contamination condition to be attached

5.0 Neighbour Representations

- 5.1 No comments received.

6.0 Principal Development Plan Policies

6.1 Lancaster District Core Strategy (LDCS)

Policy **E1: Environmental Capital** seeks to resist development which would have a detrimental effect on environmental quality and public amenity; and seeks to conserve and enhance landscapes.

6.2 Lancaster District Local Plan

The Lancaster District Local Plan (LDLP) proposals map indicates that the application site is situated within the Countryside Area.

Policy **E4: The Countryside Area** relates to new development within the countryside area stating that development will only be permitted where it is in scale and in keeping with the character of the landscape and is appropriate in terms of scale, siting, design and materials. It also seeks to ensure that development proposals will not have an adverse impact on nature conservation and to make satisfactory arrangements for parking and access.

7.0 Comment and Analysis

7.1 Principles of the Development:

It is undeniable that the proposal is large in terms of an agricultural building, but arguably there is a genuine need for the farm to compete in the modern 'agri-business' world.

7.2 Design:

The design indicates a typical modern portal framed agricultural building that is fit for purposes and according to the Design and Access statement and supporting information complies with the necessary farm assurance standards.

7.3 Amenity:

In relationship to the applicants' farm and neighbouring farm enterprises, the proposal is appropriate in terms of its size, design and materials to the adjacent farm buildings.

The applicant has provided a cross section of the site indicating the land levels in relation to the adjacent existing silage clamp building. The ridgeline of the proposed building is 1.21m below that of the silage clamp building, and if at all, will only be marginally visible when viewed from the by-pass. It will however be visible from the public right of way that runs through the farm yard. In terms of landscaping the applicant has indicated that a number of standard native trees will be planted to break up the development, which will also offer a degree of screening to the silage clamp building.

The proposed cement fibre roofing sheets are in natural grey, which when viewed against the skyline appear more appropriate than that of a darker colour scheme.

8.0 Conclusions

8.1 Albeit large, the proposed agricultural building is appropriate in the existing farm setting and an acceptable form of development in the countryside area. The development therefore conforms with the development plan policies highlighted above.

8.2 Overall the proposal is considered satisfactory and Members are advised that planning permission should be granted subject to the conditions below.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard 3 year time limit
2. Development in accordance with the approved plans
3. Development in accordance with the standard amended application condition.
4. Further details of the landscaping scheme to be submitted and approved.
5. Unforeseen land contamination condition.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

1. None.