

The application seeks full planning permission for the construction of an agricultural building measuring approximately 18 metres by 85 metres in footprint and 8.6 metres in overall roof ridge height. The building is to be used for the keeping of cattle.

The application site lies in an Area of Landscape Restoration as specified on the Local Development Framework Proposals Map.

**The 13 week period for the determination of this application expires on the 5<sup>th</sup> October 2015.**

#### **RECOMMENDATION**

**Permit subject to conditions relating to:**

- 1. Time Limit**
- 2. Plans.**
- 3. External facing materials.**

#### **Reason for Recommendation**

Considerable weight by planning policy is afforded to the benefits of supporting proposals linked to rural enterprise which includes farming uses. The proposal is an agricultural building of a typical appearance. It is appropriately positioned within the existing farmstead and will not result in significant harm to the character of the landscape or residential amenity levels.

#### **Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application**

The development is considered a sustainable form of development and complies with the aims and objectives of the National Planning Policy Framework.

#### **Key Issues**

The proposed agricultural building measures approximately 18 metres by 85 metres in footprint by 8.6 metres in overall roof ridge height. The building is open sided with a grey coloured cement roof and timber 'Yorkshire Board' elevations.

The applicant states that the agricultural business at Upper House Farm controls 350 acres of land. They also state that the development is required to eradicate the need to rent buildings on another farm where existing cattle are housed.

The key issues to assess are the acceptability of the impact to the character of the landscape and to neighbouring living conditions.

#### **1. Is the impact to the character and appearance of the surrounding landscape acceptable?**

Paragraph 56 of the NPPF puts great emphasis on design and details that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policy CSP1 of the CSS states that new development should be designed to respect the character, identity and context of the Boroughs landscape. It outlines the design criteria to

which new development is assessed against, which includes the requirement to protect important and longer distance views of historic landmarks and rural vistas.

Saved Local Plan Policy N21 states that within these areas the Council will support, subject to other plan policies, proposals that will enhance the character and quality of the landscape. Within these areas it will be necessary to demonstrate that the development will not further erode the character or quality of the landscape.

Upper House Farm sits in an elevated position in the landscape with levels falling to the south and west. There is a large historical boundary wall and mature hedgerows which screens the farm from roadside views. The proposed building is closely positioned against existing farmstead buildings. The design of the building is typical to that associated with a farming use. The impact to the surrounding landscape would be acceptable.

## 2. Is the impact to neighbouring living conditions acceptable?

The Environmental Health Division has assessed the application and has no objections taking into account odour and noise considerations. There is adequate separation between the proposed building and neighbouring residential properties as to not result in harm to living conditions.

### **Policies and Proposals in the Approved Development Plan relevant to this decision:-**

#### Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 -2026 (adopted 2009) (CSS)

Policy SP1	Spatial principles of Targeted Regeneration
Policy SP3	Spatial principles of Movement and Access
Policy ASP6	Rural Area Spatial Policy
Policy CSP1	Design Quality
Policy CSP3	Sustainability and Climate Change

#### Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy N17	Landscape Character – General Considerations
Policy N21	Areas of Landscape Restoration

### **Other Material Considerations**

#### National Planning Policy Framework (March 2012)

#### National Planning Practice Guidance (March 2014)

#### Supplementary Planning Documents/Guidance

#### Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD

### **Relevant Planning History**

15/00236/FUL	Construction of new agricultural slurrystore	Permitted 2015
10/00348/FUL	Erection of a portal frame agricultural building (building A) for use as cattle shed	Permitted 2010
10/00349/FUL	Erection of a portal frame agricultural building (building B) for use as cattle shed	Permitted 2010
99/00290/FUL	Proposed slurry tank	Permitted 1999
99/00291/FUL	Bay One - Portal framed agricultural building to house straw bedded cattle	Permitted 1999
99/00292/FUL	Bay Two - Portal framed agricultural building to house straw bedded cattle and feed areas	Permitted 1999
99/00293/FUL	Bay Three - Portal framed agricultural building	Permitted 1999

to be used as milking parlour and office/auxiliary accommodation

**Views of Consultees**

**Loggerheads Parish Council** no objections.

The **Environmental Health Division** no objections.

**Representations**

None received.

**Applicant/agent's submission**

A Design and Access Statement has been submitted. These documents are available for inspection at the Guildhall and via the following link [www.newcastle-staffs.gov.uk/planning/1500602FUL](http://www.newcastle-staffs.gov.uk/planning/1500602FUL)

**Background Papers**

Planning File  
Planning Documents referred to

**Date Report Prepared**

28 August 2015.