

Allerdale Borough Council
Full Planning Application FUL/2022/0257
Development Panel Report

Reference Number: FUL/2022/0257

Valid Date: 16/11/2022

Location: Shawhill, Kirkbride, Wigton, CA7 5HW

Applicant: Vaughan Hodgson

Proposal: Replacement grain store required by business to comply with current farm assurance requirements and to update grain handling facilities.

RECOMMENDATION

GRANT subject to planning conditions.

1. Summary

<u>Issue</u>	<u>Conclusion</u>
Principle	Officers consider that the proposed development will improve the efficiency of the farm operations and support the continued economic viability of the rural enterprise. The proposal is therefore in accordance with Policy S14 of the Allerdale Local Plan (Part 1) and the principle of development is acceptable.
Landscape and Visual Impact	Officers therefore consider that the development proposal will not be damaging to the character and appearance of the countryside or form a prominent element of the landscape. As such, the development is considered acceptable under the provisions of Policy DM6.
Residential Amenity	The nearest dwelling that is not associated with the farm is over 400 metres away. As such, the proposed development is not considered to be harmful in terms of residential amenity.
Ecology	The application site is located is within the Marsh Fritillary and Goose and Swan protected species area. The applicant has

	<p>submitted an Ecological Assessment which concludes that due to the location, scale of the proposed works and lack of suitable habitat, the proposed development will not have any impact on either geese, swans or marsh fritillary butterflies. Officers, therefore, consider that the development is acceptable under the provisions of Policy S35 of the Allerdale Local Plan (Part 1).</p>
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2. Proposal

2.1. The proposal involves the erection of a replacement grain store.

2.2. The plans for consideration are:

Location Plan (Amended)
Block Plan
Design and Access Statement
Ecology Report
Floorplan, West and South Elevations
East and North Elevations

3. Site

3.1. The application site comprises part of an established chicken farm located in the open countryside between Kirkbride Airfield and the village of Newton Arlosh. The farm is detached from any surrounding residential properties and is accessed via a surfaced track that runs for approximately 350 metres to the south of the main road.

3.2. The farm rears a total of 116,000 broiler chickens per cycle in 2 existing units to the north of the application site. The livestock are received as day old chicks and leave the farm to be processed at Frank Bird Poultry in Langwathby near Penrith.

3.3. The farm steading also has a number of other agricultural buildings which are currently used for storage (both grain, machinery and equipment). The existing buildings are mostly modern construction; however, there is a handful of traditional stone barns.

3.4. The proposed grain store will be sited immediately adjacent to the existing buildings and vehicular access will be from the existing area surfaced tracks and large area of hardstanding.

3.5. The nearest dwelling that is not associated with the farm is over 400 metres away. The farm does not have any listed buildings, nor are there any in close proximity. The application site is within Flood Zone 1 and is not subject to any landscape designations. The boundary for the Solway Coast Area of Outstanding Natural Beauty is located approximately 300 metres to the north-west.

4. Relevant Planning History

Reference 2/2003/0815 - Erection of broiler unit together with feed bins and gas tanks, as amended by letters and plans received 6 August 2003 and 5 September 2003.

Reference 2/2007/0464 - Extension of existing yard area, creation of concrete pad for manure storage.

Reference 2/2007/1172 - Notice of proposed development for steel framed building for straw and general storage.

Reference 2/2009/0160 - Proposed steel framed agricultural storage building.

Reference 2/2009/0691 - Extension to provide additional accommodation.

5. Representations

5.1. Holme East Waver Parish Council - No objections.

5.2. No further representations have been received to date.

6. Environmental Impact Assessment

6.1. With regards to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the development does not fall within Schedule 1 nor 2 and, as such, is not EIA development.

7. Duties

7.1. Does the site affect the setting of a listed building?

No

7.2. Is the site within a designated conservation area?

No

7.3. Is the development likely to have a significant effect upon a Natura 2000 designation?

No

8. Development Plan Policies

8.1. Allerdale Local Plan (Part 1)

Policy S1 Presumption in Favour of Development

Policy S2 Sustainable Development

Policy S3 Spatial Strategy and Growth
Policy S4 Design Principles
Policy S14 Rural Economy
Policy S32 Safeguarding Amenity
Policy S33 Landscape
Policy DM6 Equestrian and Agricultural Buildings

9. Other Material Considerations

9.1. National Planning Policy Framework (NPPF) (2021).

10. Policy Weighting

10.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

11. Assessment

Principle of Development

11.1. Policy S3 'Spatial Strategy and Growth' from the Allerdale Local Plan (Part 1) states that new development will be located in accordance with the spatial strategy and will be concentrated within the towns and villages identified in the settlement hierarchy. The scale of development proposed will be expected to be commensurate to the size of the settlement and reflect its position in the settlement hierarchy. Proposals outside of defined settlements will be limited to development requiring a countryside location for technical or operational reasons.

11.2. Policy S14 'Rural Economy' states that in order to support the continued economic viability of farming and other land-based enterprises, the Council will support proposals:

- a) for the diversification of activities that are of a scale and nature appropriate to the location;
- b) for appropriately designed and related agricultural development and buildings.

11.3. The proposed development involves the erection of a new grain store covering a total floorspace of 1,349sqm, sited immediately adjacent to the existing buildings. There are 3 different types of grain (wheat, barley and oil seed rape) currently stored within 5 different buildings, some of which have been modified to accept grain storage.

- 11.4. Some of the buildings are located quite a distance from the grain dryer (which is currently located in the most south-westerly building) and this requires a significant amount of rehandling and transporting during harvesting. The applicant has explained that the current way of storing grain is inefficient and very costly.
- 11.5. The new building will allow all of the wheat to be stored in one location (undercover and adjacent to the dryer) which will significantly reduce the amount of time and vehicle movements required to move the grain from the dryer to the storage area. The available space in the current wheat store will allow other bulky grain such as barley to be stored adjacent to the dryer. This will enable the applicant to operate a more modern, efficient and cost-effective grain storage which will reduce waste and emissions.
- 11.6. Officers consider that the proposed development will improve the efficiency of the farm operations and support the continued economy viability of the rural enterprise. The proposal is therefore in accordance with Policy S14 of the Allerdale Local Plan (Part 1) and the principle of development is acceptable.

Landscape and Visual Impact

- 11.7. Policy DM6 Equestrian and Agricultural Buildings from the Allerdale Local Plan (Part 1) states that proposals for stables, equestrian activities and agricultural buildings in the countryside will be permitted provided:
 - a) New development is, where possible, closely related to existing farm buildings or other groups of buildings, and where this is not possible, development is designed and sited to minimise impact on the landscape setting;
 - b) Buildings respect and enhance the rural character of the local area in terms of design, scale, siting, external appearance and construction materials;
 - c) It can be demonstrated that there is not a significant adverse effect on:
 - i. Local amenity (light, air quality/emissions, noise, odour, water pollution);
 - ii. Landscape and visual qualities such as the character and sensitivity of the surrounding landscape;
 - iii. Nature conservation features, biodiversity and geodiversity, such as Natura 2000 sites, protected habitats and species and sites of international and national nature conservation value.
 - iv. Historic assets.
 - d) The proposal includes appropriate measures for the disposal of manure and waste; and
 - e) Proposals for larger scale private or commercial equestrian enterprises or agricultural businesses should:

- i. Be well related to the primary road network; and
 - ii. Not compromise highway safety or the free flow of traffic; and
 - iii. provide an adequate level of off-road facilities to allow operation of the business.
- 11.8. The proposed building will measure 87.7 metres long by 15.3 metres wide covering a floorspace of 1,349sqm. The roof will have two different heights with 37 metres of the building from the southern end measuring 6 metres to the eaves and 7.8 metres to the ridge. The remainder of the building (57.7 metres) will have a roof measuring 8 metres to the eaves and 9.9 metres to the ridge. The existing broiler units are 5.5 metres in height and the other agricultural buildings are 8 metres.
- 11.9. The applicant has explained that the proposed height of the building will allow bulk articulated HGVs that transport the grain and animal feed to unload safely undercover. The existing buildings are not tall enough for the HGVs to safely unload the grain inside. Currently grain is unloaded onto the concrete hardstanding during all weather conditions. Any grain that is split onto wet concrete has to be discarded by the farm due to contamination. As such, the new building will allow split grain to be collected from the dry floor and reused.
- 11.10. The proposed building will be closely related to the existing group of buildings. Whilst the form of the building will be different to the existing, much narrower with a greater length, and taller in height, it will be viewed in the context of the existing farm steading which will reduce its visual impact. Distant views are similarly not considered to be harmful, and the existing buildings will screen parts of the development from the north and north-east.
- 11.11. There are very limited long-distance views of the site, and the current buildings are only visible from the north-east and north-west. The application site is mostly screened from other directions by mature field boundaries, planting and woodland. The views from the north-east and north-west are not considered to be harmful with the existing buildings screening parts of the development. Furthermore, the application site is not located within a landscape sensitive area which is mostly industrial in nature. There are a number of large-scale industrial buildings and aircraft hangars located in close proximity at Kirkbride Airfield.
- 11.12. The proposed building will be constructed from grey concrete walls, ocean blue box profile cladding and a grey fibre cement sheet roof. The proposed materials will reflect those on the existing buildings. Officers therefore consider that the development proposal will not be damaging to the character and appearance of the countryside or form a prominent element of the landscape. As such, the development is considered acceptable under the provisions of Policy DM6.

Residential Amenity

- 11.13. Policy DM6 also requires developments to not have a significant adverse effect on local amenity in terms of light, air quality, emissions, noise, odour or water pollution. The nearest dwelling that is not associated with the farm is over 400

metres away. As such, the proposed development is not considered to be harmful in terms of residential amenity.

Ecology

- 11.14. Policy S35 Protecting and Enhancing Biodiversity and Geodiversity from the Allerdale Local Plan (Part 1) states that nationally and internationally protected sites and species will be afforded the highest level of protection.
- 11.15. The application site is located beyond the Solway Coast AONB but is within the Marsh Fritillary and Goose and Swan protected species area. The applicant has submitted an Ecological Assessment which concludes that due to the location, scale of the proposed works and lack of suitable habitat, the proposed development will not have any impact on either geese, swans or marsh fritillary butterflies.
- 11.16. The report recommends that construction of the proposed grain store should take place outside of the core winter period (November - March inclusive) in order to avoid any harmful effect on birds during the construction period. This can be secured by planning condition. Officers, therefore, consider that the development is acceptable under the provisions of Policy S35 of the Allerdale Local Plan (Part 1).

12. Conclusions

- 12.1. Officers consider that the proposed development will improve the efficiency of the farm operations and support the continued economy viability of the rural enterprise. The proposed development is not considered to be harmful in terms of landscape and visual impact, residential amenity, or nature conservation features, biodiversity and geodiversity.
- 12.2. The proposed development is in accordance with policies S3, S14, S32, S33 and DM6 of the Allerdale Local Plan (Part 1).

13. RECOMMENDATION

GRANT subject to planning conditions.

Conditions

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.
- 2. Unless specified by separate condition, the development hereby permitted shall be carried out solely in accordance with the following plans:**
Amended Location Plan (Received 05/12/22)
Block Plan
East and North Elevations

**Floorplan, West and South Elevations
Ecology Report**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

3. No construction works shall be undertaken between November to March (inclusive).

Reason: To safeguard the habitat of birds during construction works in compliance with the National Planning Policy Framework, Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014.

