

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/00855/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 28.11.2023 **EXT OF TIME** 02.02.2024

Address: Pike House Farm, Halifax Road, Littleborough, OL15 0LA

Proposal: Erection of an agricultural building to form workshop, storage of vehicles and machinery

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Grant subject to conditions
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CHECKED AND SIGNED OFF BY: RG

DATE: 02 February 2024

SITE

The application relates to Pike House Farm which is an agricultural holding of approximately 36 acres (14 hectares) with a further 30 acres (12 hectares) rented locally. The existing farm buildings are sited in a relatively small enclosed area of approximately 65 by 65 metres and this area is sited immediately adjacent Halifax Road, with a dense strip of mature vegetation providing screening from the highway. Within the existing farm building enclosure there are currently three barns, a stock shelter, animal shelter and a tool store/garage. The remainder of the enclosure comprises an open yard area and includes the dense vegetation adjacent the highway as well as a banking which slopes from the adjacent agricultural fields into the yard. The yard is separated from the adjacent fields by a timber fence and vehicle access to the yard is available directly from Halifax Road.

PROPOSAL

The application proposes the construction of a new agricultural building to store farm machinery. The proposed building would be 9.16m by 12.3m. The building would have a gable roof design, with the eaves set at a height of 4.24m and the ridge set at a height of 5.98m. The height would be the same as the adjacent building and would also have the same depth.

The proposed building would be constructed of stone walling up to a height of 1.98m, with the rest of the elevations being constructed from insulated steel panels. The roof will also be constructed from insulated steel panels. The sheet panels on the roof will be grey in colour and the sheet panels for the walls will be green. An electrically operated roller shutter door finished in grey will be used for the opening.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- DM1 General Development requirements
- SD1 Delivering sustainable development

- E6 Supporting and Diversifying the Rural Economy
- SO2 Secure Healthy Communities
- SO3 To improve design, image and quality of place
- SO4 Promoting a greener environment
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development

- G4 Green Belt
- G6 Green Infrastructure
- G7 Biodiversity and Geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

97/D34028	Erection Of Detached Agricultural Workers Bungalow. Decision: Refuse.
94/D31393	Erection Of Bungalow And Attached Garage. Application withdrawn.
03/D42498	Erection of two single storey buildings to be used as a stock shelter and calf rearing unit. Decision: Grant subject to conditions.
07/D48524	Erection of barn. Decision: Refused.
12/D55511	Erection of agricultural building for animal winter shelter. Decision: Grant subject to conditions.
15/00818/AGR	Erection of new agricultural building to provide shelter for cattle and sheep. Decision: Refused. Reason for refusal: The extension would be for the accommodation of livestock and be sited within 400 metres of the nearest protected building (dwellinghouse). Part 6, Class A.1 (h) clearly states that development would not be permitted by Class A if it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, or structure or an excavation to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400m of the curtilage of a protected building.
15/01079/FUL	Erection of new agricultural building to provide shelter for cattle and sheep. Decision: Grant subject to conditions.
20/00051/FUL	Extension to existing agricultural building providing shelter for cattle and sheep. Decision: Grant subject to conditions.

CONSULTATION RESPONSES

Highways And Engineering

The proposed building would be located in an area in which there are a number of existing agricultural buildings so we would expect that vehicle movements for agricultural vehicles are well established in this area.

The site is served by an existing agricultural access onto Halifax Road which again is long established.

Highways raise no objection to this application and request no specific planning conditions.

Env Health - Noise/Odours

This section has no objections to the proposals

Conservation And Design

No comment.

Lead Local Flood Authority/Drainage

I have no objection and no comment. The building will be in a rural area and rainfall runoff is local to the building. Therefore, drainage design details for the roof drainage can be dealt with by Building control.

Environmental Control (Landfill Gas)

No comment.

REPRESENTATIONS

The application has been publicised with a site notice and neighbour notification letters. No letters of representation have been received.

ANALYSIS

Principle of development and Green belt

The application site is allocated as Green Belt under saved Policy G/D/2 of the Unitary Development Plan (UDP). Additionally, Core Strategy Policy G4 is relevant and should be read alongside policy G/D/2. Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Green Belt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Core Strategy policy G4 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraph 142 of the NPPF states 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' Paragraph 152 of the NPPF establishes that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 that continues in stating that Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF establishes that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. There are however listed exceptions to this which are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the

openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Paragraph 155 of the NPPF states that certain other forms of development are not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. These include material changes in the use of land (such as for outdoor sport or recreation, cemeteries and burial grounds).

Therefore, the main consideration in assessing the principle of development is whether the proposed scheme constitutes inappropriate development within the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.

Information submitted with the application states that the proposed building is required to store farm machinery. It is noted that there are a number of buildings within the site, however, with the exception of one building, the rest are used to house animals. It was noted during the site visit that the site is used as a working farm and all bar one was housing animals at the time of the site visit. The remaining building which was housing farm machinery was noted to be cramped with no space remaining. Furthermore it was noted that there were numerous pieces of machinery that were stored outside due to a lack of space within the building. The supporting report states the primary reason for the proposed building is security, noting that there have been burglaries of the site.

Further to the above, it is considered that the information submitted with the application has demonstrated that the proposal is necessary for the purposes of agriculture. There is no requirement under paragraph 154 of the NPPF to assess the impact on openness on buildings for agriculture and forestry and further to the above, the application is therefore considered to be appropriate development in the Green Belt, in accordance with policy G4 of the Core Strategy and policy in the NPPF.

Visual amenity

The proposed structure would be sited immediately to the north of an existing building which houses machinery in it presently. The structures which house the animals are located to the east of the site of the proposed building. There is one existing building to the east which projects considerable further north than the proposed building. To the north and east sits agricultural fields that are part of the applicants agricultural land.

The building has been designed in a clearly agricultural manner that would be functional and be in keeping with the existing buildings on site. The proposed building would approximately 12.3m by 9.16m. The depth of the proposed building would be the same as the existing building that houses the machinery.

The proposed building would clearly result in a significant structure added to the existing cluster. The building would be most visible from Halifax Road. From this viewpoint, the cluster of farm buildings are clearly visible from the side but is partially screened from the front by the mature trees. Nevertheless, the building would be viewed against the back drop of the existing farm buildings.

As such it would not be very prominent and would sit well within with the cluster of other buildings sited within the site. It is therefore considered that the buildings scale and design is appropriate for this agricultural setting and would cause no undue harm to visual amenity, in accordance with policies P1 and P3 of the adopted Core Strategy and policy in the NPPF.

Residential amenity.

The application site is located a sufficient distance from any residential properties so as not to result in any detriment to residential amenity with the building sited approximately 50 metres from the curtilage of the nearest property. Furthermore, Halifax Road separates the site from any neighbouring residential properties.

The proposed building would house machinery and not animals. Additionally, the building is sited within the farm setting and within the cluster of buildings used by the farm. Furthermore, the use of site would not alter the overall use or the operation of the farming activities. Finally, the environmental health department have raised no objections to the proposal.

It is therefore considered that the proposal would not unduly harm the amenity of any of the surrounding neighbours and is in accordance with policy DM1 of the Core Strategy and the NPPF.

Highway safety

The proposed building would be located within a cluster of other agricultural buildings. The access to the site would not be impacted by the proposed building and the access on to Halifax Road is well established. The site would still retain sufficient space for vehicle movement and the addition of the proposed building would allow for the storage of vehicles. Additionally, the highways department have stated that the vehicle movements for agricultural vehicles are well established in this area. As such the highways department raised no objection to the proposal and did not request any specific planning conditions.

It is therefore considered that the proposal would not lead to undue harm to highway safety and would accord with policy DM1 of the Core Strategy and the NPPF.

RECOMMENDATION Grant subject to following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This consent relates to the following list of submitted plans and documents:-

- Location plan
- Existing and proposed site plan. Received by email on 29/09/2023
- Plan, elevations & section

and the works shall be carried out in accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of works in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.