

APPLICATION NUMBER: 23/00940/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00940/FUL	Rosalind Gralton	17 January 2024

Address: East Knowl Farm, Fordoe Lane Rochdale OL12 7TL

Proposal: Erection of an agricultural storage building

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

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	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA

DATE: 02.05.24

SITE

The site relates to a parcel of land at East Knowles Farm. The farm is currently made up of a derelict farmhouse and cottage, and a mixture of traditional and modern

agricultural buildings, at least one of which currently in use for housing livestock. The site also is made up of 44.60ha of adjoining grassland.

A public right of way 'RocAFp30' runs east-west across the site, and 'RocARupp16' runs north-south along the access road to the adopted highway with Fordoe Lane.

The site is located entirely within the Green Belt. The site is not a, or adjacent to, an NDHA or any designated heritage assets.

PROPOSAL

The application seeks full planning permission for the erection of a new agricultural building for the purpose of housing cattle during the winter, and storage of machinery, equipment and tools, as stated within the submitted supporting statement.

The farm has recently acquired additional land and intends to host a larger number of cattle. In the winter the building will be required to house the cattle while in the summer months the building will be required to house equipment.

The building would be 24.38m wide by 12.19m in length. The building would have a pitched roof, with the eaves height of the building 5.48m and the ridge height would be 7.18m.

No additional areas of hardstanding is proposed.

The building would be constructed using concrete panels and Yorkshire Boarding.

Value Added

Following comments from the LPA, plans were amended to reduce the visibility of the concrete blockwork and increase the length of the Yorkshire Boarding in order to satisfy an acceptable level of visual amenity.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-G9: The Green Belt

Policy JP-P1: Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO3 – Promoting a greener environment

E6 – Supporting and diversifying the rural economy

P1 – Improving image

P2 – Protecting and enhancing character, landscape and heritage

P3 – Improving design of new development

SO4 – Protecting the greener environment

DM1 – General development requirements

Unitary Development Plan (UDP):

G/D/2 – Green Belt

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Highways And Engineering

Overtown Lane and Fordoe Lane are very lightly trafficked public rights of way which are very popular with walkers and horse riders. It would appear that the proposed building would operate as ancillary to the existing farm therefore should not generate an excessive amounts of vehicle movements onto the highway network.

We would not expect that the development would generate any external parking provision.

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

Lead Local Flood Authority/Drainage

I have looked at the submitted information for the Barn, which is in a rural location, in a field. The Application provides no details of any drainage for the building, which will be for roof drainage. Since there are no properties that could possibly be affected by roof drainage apart from the applicant's other site buildings, I suggest that we do not need a drainage condition, because drainage details can be dealt with by Building Control.

Rights Of Way Officer

The development proposal does not appear to impact the rights of way in the area however the routes should not be obstructed at any time prior, during or following the works by materials or vehicles.

United Utilities

No objections, full letter appended to decision notice.

REPRESENTATIONS

The application was publicised by way of neighbour notification, site notice and press notice. No responses were received.

ANALYSIS

Principle of development

The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. The National Planning Policy Framework, states that *'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 permanence'*.

The NPPF lists the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 154 states that Local Planning Authorities should regard *'the construction of new buildings as inappropriate in the Green Belt unless it meets one of the listed exceptions:*

- a) buildings for agriculture and forestry;*

It is established in case law that for a new building to be considered as an agricultural building so as to benefit as an exception to Green Belt policy, it must be a building that has been designed for agricultural purposes (i.e. in terms of its physical appearance and layout). The Courts have also established that decision makers should take account of what the essential character or design of the building is. Officers are satisfied that the design and proposed materials are akin to an agricultural building i.e. timber boarding, concrete lower section, and corrugated steel roof with no window openings and one main entrance and a secondary side entrance. As such, it is considered that the building is designed for agriculture and therefore the proposal falls in exception outlined in Paragraph 154(a), which would not be considered inappropriate development.

In addition to national policy, the local Development Plan in Policy E6 of the Core Strategy supports proposals for new development in the countryside where it will strengthen and diversify the rural economy.

Therefore, the proposal in principle is acceptable, subject to development management considerations below.

Visual amenity and impact on rural character

Development in rural areas should be well designed and in keeping with its scale and location, and sensitive to the character of the countryside. At the national level, decisions on new development within rural areas should *"recognise the intrinsic character and beauty of the countryside..."*. In relation to design of any proposal, the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. At the local level, Policy E6 seeks to strengthen and diversify the rural economy, and will support proposals where they support agriculture and other appropriate activities which help sustain economic activity whilst maintaining and improving the appearance and rural character of the borough's character.

Policy P2 requires new development to protect and enhance the borough's character, including its countryside, by requiring new development to integrate successfully with its landscape, and to protect views of hills and valleys. As such, any new building within the countryside designated as Green Belt must be sited and designed to be sympathetic to its rural character.

The proposal building is designed for the purpose of an agricultural use to house livestock and associated equipment. It is designed with concrete panels, fully clad with Yorkshire Boarding. The proposal does not propose any additional hardstanding areas. The proposal would maintain rural character and appearance of the landscape in this respect.

The amended proposal would be visible from views north, when sited downhill along Fordoe Lane and Overtown Lane, however the building would assimilate well with the adjacent agricultural buildings, and would be best positioned adjacent to existing buildings within the green belt. The amended proposal would not negatively impact upon the visual and spatial openness.

Although justification for the height of the building has not been provided, on balance, officers consider that the impact on the open and rural character of this Green Belt location is acceptable.

The proposal is considered to be acceptable, and in accordance with policies DM1, E6, P2 and P3 of the Rochdale Core Strategy.

Highways and Public Rights of Way

Policy T2 of the Core Strategy requires that development comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there

would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Highways officers raise no objection and no objections are raised by the Public Rights of Way officer.

RECOMMENDATION

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 permission relates to the following plans:-

'Amended Plan' 'Proposed Agricultural Building' Ref C31 Rev D received by the Council 22/04/2024

Supporting Statement prepared by MacMarshalls rural Chartered Surveyors and Planning Consultants, dated 23/08/2023

and the development shall be carried out in complete accordance with these drawings hereby approved.

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

3. The materials used in the construction of the development hereby permitted shall match those described within the application form and as shown on the approved plans.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Note:

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.

Notes for Applicant:

None

Report Author Rosalind Gralton