DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00201/FUL	Rachel Carney	9 April 2019

Address: Brown Hill Farm Rooley Moor Road Rochdale OL12 6BN

Proposal: Erection of detached single storey agricultural storage building (part retrospective) - Resubmission of 18/00901/FUL

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/a

EIA	**Screening opinion completed and saved to Onbase?**	n/a

CONDITIONS	**Pre-commencement conditions proposed?**	n
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	APPROVE

CHECKED AND SIGNED OFF BY: DR **DATE: 15/04/2019**

SITE

The application relates to Brown Hill Farm, which is advertised as 'Lanehead Stables' from the highway. The site is within the Green Belt and partially within the Catley Lane Head Conservation Area and it is located to the west of Rooley Moor Road. It occupies an area of 40.48 hectares and planning permission was approved in 2000 to allow diversification of the farm to include equestrian and camping uses. It

appears that much of the farm yard site and associate buildings are now under equestrian use.

PROPOSAL

The application proposes the erection of a detached single storey agricultural storage building. The building would be sited to the south east of the existing farm yard area and adjacent to a shipping container and existing single storey building. The proposed building would be a timber framed structure that would be faced in green profiled cladding (RAL 6002 – Leaf Green) and have an open front (west) elevation. The building would be designed with that a shallow sloping, mono pitched roof and a maximum height of 5.22m. The footprint covered measure 9.57m by 9.47m.

The application details that the building would be required for the storage of;

- John Deere 8R Series tractor that has a height of 4.5m when the front loading arm is raised
- John Deere Hay and Forage Tedding equipment
- John Deere Chamber Baler
- Trailer.

The application is part retrospective and the timber frame is already is situ.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS):

G4 Protecting Green Belt Land
P2 Protecting and enhancing character, landscape and heritage
P3 Improving Design of New Development
DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

Supplementary Planning Documents (SPD):

RELEVANT SITE HISTORY

00/D37535 – Change of use of agricultural buildings and farmland to horse stabling and grazing facility with all weather exercise area and associated parking and camping field for overnight horse trekkers – Approved.

18/00901/FUL - Erection of detached single storey agricultural building (part retrospective – Refused

CONSULTATION RESPONSES

Conservation And Design

Brown Hill Farm includes a non-designated heritage asset in the historic barn/farm house identified due it its age and architectural form which demonstrates the local vernacular. The site also includes a number of modern buildings for agricultural and equine uses.

Brown Hill Farm is situated at the southern edge of the Catley Lane Conservation Area.
The proposed development site is also located within the conservation area and whilst the site is screened from the Rooley Moor Road by mature trees and existing building layout, it is visible from Fern Hill Lane. Whilst the building will be visible it will not obstruct any views of the non-designated heritage assets.

The design of the modern unit will be in keeping with the existing modern agricultural buildings found within the site and it is proposed to be finished in a dark green which will help the building blend in with the surrounding planting.

The inclusion of the barn will have a neutral impact on the designated and non-designated heritage assets (NPPF, paragraph 192).

The proposal will have a neutral impact upon the designated and non-designated heritage assets (NPPF, paragraph 192).

REPRESENTATIONS

The application has been publicised with a site notice, neighbour notification letters and a press notice. No letters of representation have been received in respect this application.

ANALYSIS

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 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, exceptions to this 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 – Not applicable.

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

e) limited infilling in villages – Not applicable.

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) – Not applicable.

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 -

Information submitted with the application states that the application is for an agricultural building and for the storage of agricultural machinery. The application also states that Brown Hill Farm is generally a sheep farm with ancillary hay making taking place.

The erection of a building for agricultural purposes would clearly fall within the exceptions listed under paragraph 145 of the NPPF (as listed above). It is however noted that an earlier application for this development (application 18/00901/FUL) was refused because it was considered that the applicant had failed to demonstrate that the proposed building would be necessary for agricultural purposes. The main reasons for this were due to the former diversification of the farm to an equestrian business and it was considered that the information submitted to support the application failed to demonstrate that agricultural activities still took place at the site.

Under the current application significantly more information to outline the activities undertaken at the farm has been submitted along with confirmation from third parties that the site operates as a working sheep farm. The information submitted comprises;

- A design and access statement which states that;
    - The number of sheep at the farm can vary between 100 to 300 dependent on the lambing season, rearing, selling and slaughter.
    - The applicant owns an additional 15 hectares of land outside of the site edged red.
    - The applicant currently stores machines and equipment outside and undercover on adjacent farm holdings.
- Letter from the applicants accountant stating that the business operates as a farm with over 300 sheep and it is registered with HMRC accordingly.
- Letter from Gisburn Auction Marts Ltd that states Brownhill Farm is a commercial working farm predominantly breeding sheep with part diversification to livery. Brownhill Farm claims under the Defra basis Payment scheme for 110 productive acres of grassland.
- Letter from the applicants vet stating that has provided veterinary care and medicines for Mr Brierley's sheep and cattle for a number of years. The vets have attended with increased frequency to the sheep over the last 2 years and continue to provide veterinary services and medicine sales for the active farm business.
- Confirmation of the applicants application form to the Rural Payments Agency.
- Two blank invoices for the farm, one for the farm business and one for the livery business.

Given the information now submitted with the application the LPA are satisfied that the site still operates as a working farm. Furthermore, onsite observation by the case officer confirm the presence of agricultural machinery on the site and the equipment outlined in the application is considered to be reasonable for the purposes of agriculture, with the application clearly highlighting how the buildings height relates to the farm machinery.

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 145 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.

Design and heritage considerations

The application site is located within the Catley Lane Head Conservation Area. Policy P2 of the Core Strategy states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Paragraphs 192, 193 and 194 of the National Planning Policy Framework set out that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 193 is clear that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

In considering the impact of the development on the Cately Lane Head Conservation Area consultations have been undertaken with the Council's Conservation and Design Officer. Through this consultation it has also been confirmed that Brown Hill Farm includes a non-designated heritage asset in the historic barn/farm house, identified due to its age and agricultural form.

Assessing the impact of the development on these two heritage assets, the Conservation and Design Officer has confirmed no objection to the proposal.

In respect of the building as proposed it is located at the very edge of the Conservation Area and is screened from by vegetation that runs along the site boundary. The Conservation Officer has confirmed that this provides screening of the development from Rooley Moor Road, but notes that the site is visible from Fern Hill Lane. In regards the non-designated heritage assets, although the building will be visible, it will not obstruct the views of these assets.

The Conservation Officer has also noted that the design of the modern unit will be in keeping with the existing modern agricultural buildings found in the site, and it is proposed finish, in dark green, will help the building blend with the surrounding planning.

Summarising, the Conservation and Design Officer has confirmed that the proposed barn building would have a neutral impact on the significance of the designated and non- designated heritage assets. It is therefore considered that the application would preserve the significance of surrounding heritage assets. The application accords

with policies P2, P3 and DM1 of the Core Strategy and policy in the National Planning Policy Framework.

Residential amenity

The application would be sited within the existing farm yard site and would not be close to any residential properties within third party ownership. Residential amenity is therefore not considered to be a matter for concern and in this regard the application accords with policy DM1 of the Core Strategy.

Highway safety

Policy DM1 of the Council's adopted Core Strategy requires all development proposals, provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location. The application would not interfere with the existing highway network, nor would it impact on parking or access at the site. There are considered to be no undue risks to highway safety associated with the development and the application is acceptable in this regard.

Summary

The application has reasonably demonstrated that the development is required for the purposes of agriculture and as such the development is considered to fall within the listed exceptions to inappropriate development within the Green Belt.

The application would also result in no harm (neutral impact) to the significance of the surrounding designated and non-designated heritage assets and would protect residential amenity and highway safety. The recommendation is for approval.

RECOMMENDATION **APPROVE**

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

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans:-

- Location Plan
- Agricultural Holding Plan
- Existing and Proposed Site Plan – Drawing no. 2175.02 Revision B
- Proposed Floor Plan and Elevations – Drawing no. 2175.01

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 Core Strategy and the National Planning Policy Framework.

3. The profiled steel cladding shall be finished in RAL 6002 – Leaf Green, upon its first installation and retained as such thereafter.

Reason: In the interests of visual amenity and to protect the significance of the adjacent Catley Lane Head Conservation Area and the openness of the Green Belt and to accord with policies G4, P2, P3 and DM1 of the Core Strategy and policy in 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.

Notes for Applicant:

Report Author Rachel Carney