AGENDA MANAGEMENT SHEET

Name of Committee
Regulatory Committee

Date of Committee
23 February 2010

Report Title
Redevelopment of Poplars Farm, Wood End, Hurley

Summary
This application seeks consent to extend the existing cattle buildings, to remove existing redundant buildings, to construct a new slurry pit and silage clamp, to construct a new hard standing and to resurface the existing access track at Poplars Farm, Tamworth Road, Wood End, Hurley.

For further information please contact
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Would the recommended decision be contrary to the Budget and Policy Framework?
Yes/No

Background Papers
Planning application (NW2065/10CC002) registered on 8/1/10.
Police Architectural Liaison Officer Consultation Response – received on 18/1/10.
North Warwickshire Borough Council (Environmental Health) Consultation Response – received on 28/1/10.
Museum Services (Ecology) Consultation Response – received on 2/2/10.

CONSULTATION ALREADY UNDERTAKEN:-

Other Committees

Local Member(s)
(X) Councillor B Moss – no comments as at 9/2/10.
(With brief comments, if appropriate)

Other Elected Members

Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

Details to be specified
Chief Executive

Legal

Finance

Other Chief Officers

District Councils

Health Authority

Police

Other Bodies/Individuals

FINAL DECISION  YES/NO  (If ‘No’ complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Further consideration by this Committee

To Council

To Cabinet

To an O & S Committee

To an Area Committee

Further Consultation

Details to be specified
Regulatory Committee – 23 February 2010

Redevelopment of Poplars Farm, Wood End, Hurley

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the redevelopment of Poplars Farm, Tamworth Road, Wood End, Hurley, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

Application No: NW2065/10CC002
Received by County: 8/1/2010
Applicant(s): Warwickshire County Council, Shire Hall, Warwick, CV34 4RP.
Agent(s): Mr David Russell, Warwickshire County Council, Environment and Economy, Rural Communities, Barrack Street, Warwick, CV34 4SX.

The Proposal: This application seeks consent to extend the existing cattle buildings, remove existing redundant buildings, construct a new slurry pit and silage clamps, to construct a new hard standing and to resurface the existing access track at Poplars Farm [submitted under Regulation 3 of the Town and Country Planning Regulations 1992].

Site and Location: Poplar Farm, Tamworth Road, Wood End, Hurley, CV9 2QQ.
Grid Reference: 424660, 297881

See plan in Appendix A

1. Application Details

1.1 This application seeks consent for the redevelopment of Poplars Farm, which is to include the following:-
(i) The construction of three cattle buildings adjacent to the existing cattle buildings.
(ii) The construction of a lean-to to the north-west elevation of the existing cattle buildings.
(iii) The construction of a new silage clamp located on the western elevation of the proposed new cattle buildings.
(iv) The construction of a new slurry pit.

1.2 The proposed stock building is to be constructed to a height of 8.8m from ground level to its ridge vents and is to encompass a total footprint of 1851m² whilst the proposed lean-to is to measure approximately 104m², a combined footprint of 1955m². The proposed would be constructed from a combination of concrete panels and ‘Yorkshire board’ timber cladding. Concrete panels are to be utilised on the lower half of the building (up to a height of 2m) whilst timber cladding will be utilised on the upper half of the building up to the roof line.

1.3 The roofs for the three proposed farm buildings are to be constructed from fibre cement sheeting with, with in-built skylights for additional lighting, coloured grey so as to match the appearance of the existing agricultural buildings located on site. Access into the small holding from the highway is to remain the same as existing however, is to be resurfaced as part of the development in order to improve upon the neglected state of the access track.

1.4 The proposed silage clamp is to be located to the west of the proposed new buildings and is to include 3 x 468m² bay clamps which is to be fronted by a concrete apron. The silage clamp is to comprise of 3 x 2.8m high walls that are to be constructed from pre-cast concrete panels with an additional steel guard rail above this (and additional height of 1.8m).

1.5 The proposed slurry pit is to have a footprint of 961m and will be defined by walls on three sides that will be constructed from pre-cast concrete panels set into the ground, measuring 2.4m above ground level. These concrete walls will then be topped by additional timber boarding which will measure 1.2m in height, a total wall structure height of 3.6m.

1.6 The proposals cover the development of the farm buildings as a whole so that provision for a milking parlour and dairy can be provided. This will include 108 cubicles for dairy cows to be housed in the proposed buildings whilst also accommodating a further 108 cows in the existing buildings to be retained. The rationale behind the proposed redevelopment of the small holding is to make efficient use of the space and resources available whilst also achieving better management of livestock by housing them in covered yard areas rather than in the open.

2. Consultations

2.1 North Warwickshire Borough Council – no comments received.

2.2 North Warwickshire Borough Council (Environmental Health) – no objection.
2.3 **Councillor B Moss** – no comments received as at 9/2/10.

2.4 **Police Architectural Liaison Officer** – no objection.

2.5 **Kingsbury Parish Council** – no comments received.

2.6 **Museum Services (Ecology)** – no objection.

3. **Representations**

3.1 None.

4. **Observations**

4.1 Poplars Farm is a Warwickshire County Council owned small holding that is leased to a tenant. The farm itself currently comprises of approximately 59 hectares of land and is run as a dairy farm which currently has accommodation for approximately 120 cattle and is seeking permission to accommodate up to 280 dairy cattle.

4.2 Poplars Farm is set back from Tamworth Road and is situated on the outskirts of the village of Wood End. The existing farm buildings sit within a substantial plot with the nearest residential properties located along Tamworth Road situated approximately 100m in a north easterly direction. Given the existing agricultural appearance of the site and the proposed developments cohesive design elements, it is considered that the proposal would not have an unacceptable impact on neighbour amenity and as such accords with policy ENV.11 (Neighbour Amenity) in the North Warwickshire Borough Local Plan. The applicant has also proposed to provided additional planting of native species in front of the proposed buildings to provide further screening. It is recommended that a suitable landscaping scheme should be submitted to and approved in writing by the County Planning Authority before development commences.

4.3 The proposed stock building and lean-to is to be constructed from materials that would provide an element of cohesive design in relation to the existing agricultural buildings and as such provides development that would be expected within a rural setting. Therefore the proposed development accords with policy ENV.13 (Building Design) of the North Warwickshire Borough Local Plan. All materials samples and specifications are to be approved before development commences and a condition requiring this is recommended.

4.4 The proposed development works are to be located within the Green Belt as defined by the North Warwickshire Local Plan. It is considered that the proposed development works are ‘appropriate development’ within the Green Belt. Paragraph 3.6 of PPG2 – ‘Green Belts’ states that “the construction of new buildings inside the Green Belt is inappropriate unless it is for the following purposes”, one of which is the construction of buildings for agricultural use which this development proposal complies with.

4.5 Poplars Farm is at present operating as a dairy farm with approximately 120 dairy cattle, however, in order to maintain the small holding as a viable entity the
new tenant would be required to increase the dairy heard to approximately 210 milking cows and an additional 70 animals which in turn would require further accommodation by way of the proposed barn/stock building. As such it is considered that the proposed development works at Poplars Farm accords with policy.

5. Conclusion

5.1 The development is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to justify withholding permission.

PAUL GALLAND
Strategic Director for Environment and Economy
Shire Hall
Warwick

15 February 2010
Regulatory Committee: 23rd February 2010

Redevelopment of Poplars Farm, Wood End.

Produced using Warwickshire Online Mapping Browser and Toolkit (WOMBAT) Corporate GIS.
Appendix B of Agenda No

Regulatory Committee – 23 February 2010

Redevelopment of Poplars Farm, Wood End, Hurley

Application Number – NW2065/10CC002

1. The development hereby approved shall be commenced no later than three years from the date of this permission.
   
   **Reason** - To comply with the provisions of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details submitted Application Reference No. NW2065/10CC002 and in accordance with the approved plans reference 421/51, 421/52, 421/53 and 421/54 and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.
   
   **Reason** - In order to define the scope of the permission and in the interest of clarity.

3. No development shall take place until a schedule of all external finish materials to be used in the construction of the external walls and roof of the proposed development hereby permitted have been submitted to and approved in writing by the County Planning authority. The development shall then be carried out in full in accordance with the approved details submitted.
   
   **Reason** - In order to ensure the satisfactory appearance of the completed development.

4. The development hereby permitted shall not be commenced until full details of landscape proposals for the site have been submitted to and approved in writing by the County Planning Authority. These details should include a planting plan showing existing trees to be retained along with new planting, written specifications, schedules of plants/trees noting plant/tree locations, species, sizes and proposed numbers and densities where appropriate.
   
   **Reason**: To ensure the satisfactory appearance of the completed development.

5. The landscaping scheme approved pursuant to Condition 4 of this consent shall be implemented in the first planting season following the completion of the development hereby approved and unless otherwise agreed in writing by the County Planning Authority, should any plants/trees planted as part of the landscape scheme, die, are removed, become damaged or are seriously diseased within five years of the initial planting then they shall be replaced in the next planting season with others of a similar size and species.
**Reason:** To ensure the satisfactory appearance of the completed development.

**Development Plan Policies Relevant to this Decision**

**North Warwickshire Borough Council Local Plan.**

**Policy ENV2 – Green Belt** – This policy designates the extent of the Green Belt within the local plan and restricts development within a designated area.

**Policy ENV11 – Neighbour Amenities** – Development will not be permitted if the occupiers of nearby properties would suffer significant loss of amenity, including overlooking, loss of privacy, or disturbance due to traffic, offensive smells, noise, light, dust or fumes. Occupiers of the development itself should also enjoy satisfactory standards of these amenities.

**Policy ENV13 – Building Design** – This policy seeks to ensure that new buildings and extensions are constructed from materials that respect and enhance local distinctiveness and that the scale, height and massing of development integrates effectively into its surroundings.

**Policy ECON7 – Agricultural and Forestry Buildings and Structures** – This policy seeks to ensure that the construction and/or extension of agricultural or forestry buildings are done so on the basis that it provides long-term viability for the small holding, is designed and sited in a suitable manner for the locality and does not impact detrimentally upon the amenity of the surrounding residents.

**Reasons for the Decisions to Grant Permission**

The development hereby permitted is considered to be in accordance with the relevant provisions of the development plan and it is considered that there are no contrary material considerations sufficient to justify withholding permission. Furthermore, it is considered that the proposed development is 'appropriate development' within the Green Belt as defined by paragraph 3.4 of PPG2.