CASE OFFICER'S REPORT

Application Reference:	PL/2023/10741
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	17 January 2024
Case officer:	Selina (Nina) Parker-Miles

Site Address:	Capps Lane Farm, Capps Lane, Heywood, Westbury, Wiltshire, BA13 4NE
Proposal:	Proposed Agricultural Building for the Storage of Farm Manure Prior to Spreading on Farmland as Fertilizer.
Recommendation:	Approve with Conditions

Proposal and Site Description

This application relates to an existing agricultural farmyard, Capps Lane Farm, located off Capps Lane near Heywood, Westbury. The application site sits adjacent to Capps Lane and a number of agricultural buildings occupy a position within the east of the farmyard. The application site lies within the buffer zone of the Salisbury Plain Special Protection Area, and parts of the site are susceptible to surface water flooding.

This application seeks to erect an agricultural barn for the storage of animal manure before it is utilised as a fertilizer on the surrounding farmland.

Policies

National Context:

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015
CP2 Delivery Strategy
CP32 – Spatial Strategy for the Westbury Community Area
CP48 - Supporting Rural Life
CP50 – Biodiversity and Geodiversity
CP57 - Ensuring High Quality Design and Place Shaping
CP60 – Sustainable Transport
CP61 – Transport and Development
CP67 – Flood Risk

Key Issues

Principle of Development
Design and Visual Impact
Neighbouring Amenity

Highways Impact
Ecology
Flood Risk

Relevant Planning History
W/89/01146/FUL New clay pit south of Capps Lane - Approve with conditions

Consultation Responses
Bratton Parish Council - '*Members considered the application at a meeting of the Parish Council held on 9th January 2024 and resolved to comment that there needed to be a proper understanding of any traffic generation which might result from any grant of planning permission*'

Representations
Consultation consisted of advertisement by site notice and neighbour notification. No representation letters were received.

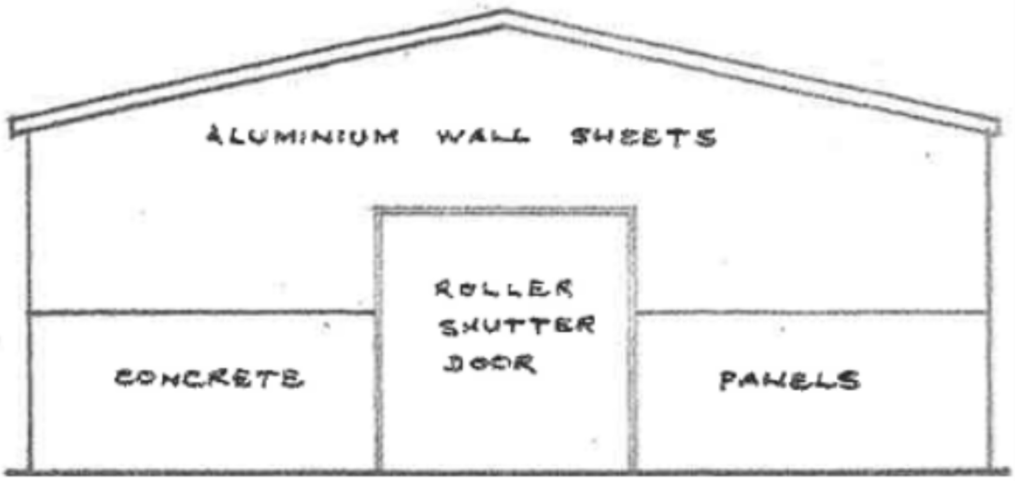
Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development
The application constitutes the erection of an agricultural building to support the operations of an established agricultural business. Paragraph 88 of the NPPF states that planning policies and decisions should enable:
a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
b) the development and diversification of agricultural and other land-based rural businesses;
c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and
d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sport venues, open space, cultural buildings, public houses and places of worship.
In light of the provisions of NPPF Paragraph 88 (a and b) the proposal is considered to be acceptable in principle subject to accordance with other policies within the Development Plan.

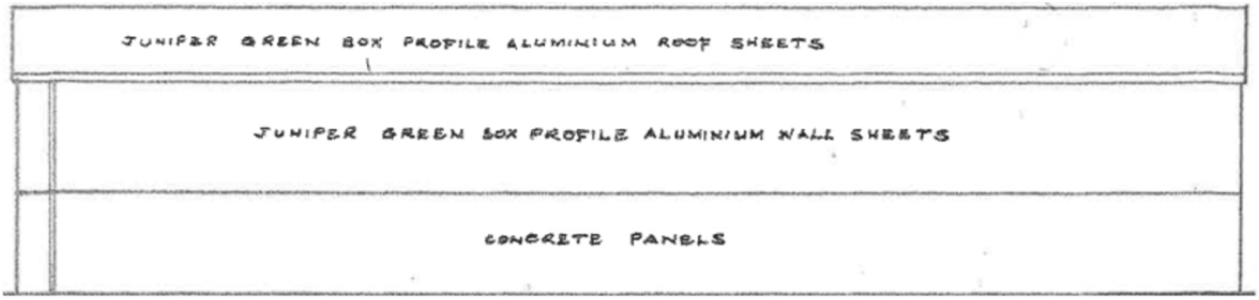
Design and Visual Impact
Core Policy 57 requires a high standard of design in all new developments and requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

CP51 Core Policy 51 of the adopted Wiltshire Core Strategy also states that great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

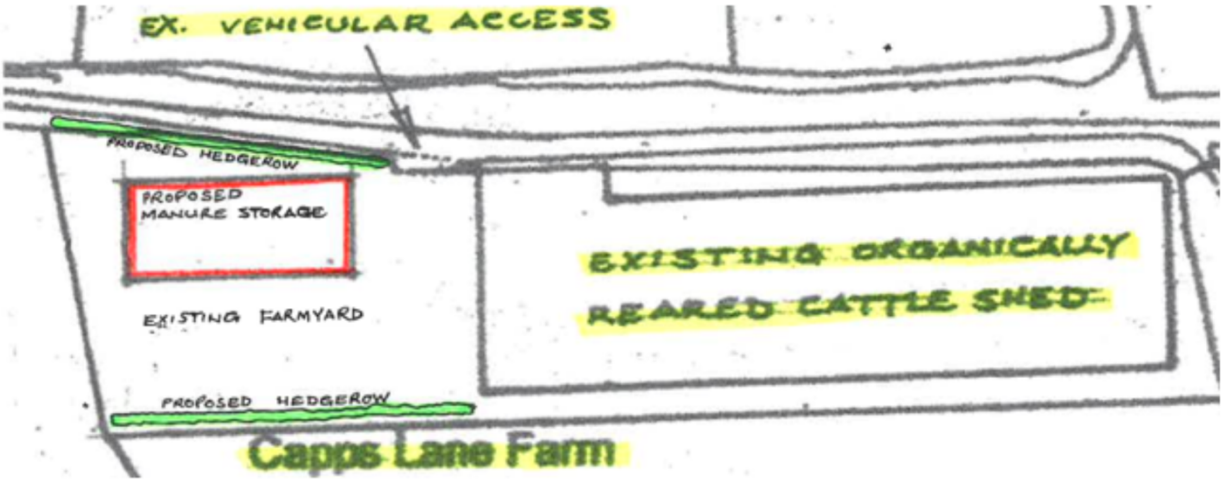
The single storey building would be erected at a height of 8.5m (of the pitched roof) with a width of 18m and length of 36.6m. The building would consist of concrete panel elevations with dark green aluminium sheets on the upper part of the elevations. The roof would consist of matching dark green aluminium sheets. The building would be accessed via a roller shutter door that would be positioned on the front east elevation. No internal lighting has been proposed.



Proposed front elevation



Proposed side elevation



Plan insert of the location of the proposed barn within the existing agricultural farmyard

The proposed barn would be located within the existing farmyard to the west of several large cattle sheds that are utilised for the rearing of the cattle. The buildings are of a similar style to the proposed building with matching materials. To the north and south of the farmyard the applicant proposes planting a hedgerow and officers acknowledge that the landscaping would seek to soften the visual impact of the proposed agricultural buildings when viewed from the surrounding countryside.

The proposed materials would reflect the agrarian purpose and the use of the sympathetic materials is supported, helping the proposed building integrate into the rural setting and the barn would not appear out of character within the surrounding setting. It is considered that the proposal would by virtue of its height, scale and design constitute a complementary addition to the application site and that the development would therefore comply with Policy CP57 of the WCS. It is considered that the proposal would not detrimentally impact the character of the wider landscape and would comply with CP51 of the adopted WCS

Neighbouring Amenity

Core Policy 57 of The WCS states that applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

Due to the nature of the works officers raise no concerns in relation to overlooking, overbearing or overshadowing impacts to any neighbouring properties. The application is an isolated position and the wider area is characterised by sporadic development and settlements dispersed within a landscape comprising of farms and farmland off country lanes.



Google Earth image snip of an aerial view of the application site

Officers are cognisant that the storage of the manure could lead to odour impacts however given the building would be erected to support existing agricultural land use any odours would reasonably be expected in the countryside and they would not cause unacceptable harm to nearby occupiers. Given the scale of the development proposal, it is considered that the proposal would not result in unacceptable neighbouring amenity impacts upon neighbouring properties. For these reasons, the development proposals would comply with Policy CP57 of the adopted Wiltshire Core Strategy.

Highways Impact

The Parish Council has commented that greater understanding is required of the potential for increased traffic generation because of the proposed development. The applicant has stated that the intended use of the barn is the necessity to store animal waste within a covered building before spreading on the surrounding farmland. The erection of the barn would not create any additional revenue for the business or require any additional employees to be hired and the operations on site would support the existing agricultural use. The potential traffic movements from the proposal, noise generation and activity levels in terms of vehicle movements would be low. Therefore officers raise no concerns in relation to highway impacts.

Ecology

This application site lies within the 6.4km buffer zone of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 Appropriate Assessment for Salisbury Plain continues to be supported by NE. That Appropriate Assessment reached a conclusion of no likely significant effect on the conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

Potential disturbance to nesting birds through the creation of additional visitor numbers to the Salisbury Plain has to be assessed, however given that this proposal relates to the erection of a agricultural barn only, without the creation of separate independent living accommodation, it is considered that there would not be any adverse impacts on the Special Protection Area.

Flood Risk

The application site does not lie within any flood zone so does not trigger a consultation with the Environment Agency, however the host dwelling lies within an area with a risk of surface water flooding, which gives rise to concern over ground water and surface water flooding. The applicant has stated that the proposal is not within 20 metres of a watercourse and that the surface water would be disposed of via the existing sustainable drainage system. There is an existing 40,000litre storage tank serving the rainwater at the farm and this will receive all the surface water from the proposed agricultural building. there is evidence of surface waterflooding on site and as such a pre-commencement condition would be added to ensure adequate surface water drainage details for the proposed development are secured.

RECOMMENDATION: Approve with conditions

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location Plan
Proposed Plans DWG No 11/23/1/2
All Plans Received 08.12.2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The approved surface water drainage details shall be complied with.

REASON: To ensure that the development can be adequately drained in the interests of preventing the risk of flooding.