DELEGATED REPORT

Application Reference:	PL/2023/11204
Application Type:	Full Planning Permission
Site Address:	Court Farm, Gastard Lane, Gastard, Corsham, SN13 9QP
Proposal:	The proposal is for a roof to cover an area of slatted yard that lies over an underground slurry channel which captures slurry from the adjacent cubicle housing building
Recommendation:	Planning Permission be GRANTED

PROPOSAL AND SITE DESCRIPTION

The application seeks planning permission for a roof extension to adjoin the existing cubicle housing to the southern end of the yard of a well-established agricultural operation. The submission explains that the agricultural unit is sizeable, with some 200acrea split over 2 sites, operating both arable and diary components, the latter of some 490 cows at the Court Farm site.

The new roof is to cover an existing area of slatted concreate which, in turn, covers a slurry channel. The proposed roof extension will have a width of approximately 23m, a depth of 6.09m, a height to the eve of 4.9m and ridge height of 5.7m. The roof is to be constructed of cement fibre board, and whilst not specified within the submission, it is assumed the supporting poles will be of steel. No side cladding is proposed. The submission explains that the purpose of the extended roof is to reduce the amount of excreta contaminated rainwater running off into neighbouring watercourses.

There is no suggestion that the proposal would result in an increase in stock numbers, since it amounts to a simple extension to an existing roof or canopy. In view of the scale and nature of the proposal, with reference to schedule 2 and 3 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, EIA is not considered to be necessary.

The site is wholly within the Gastard Conservation Area. There are no additional planning policy designations covering the application site.

POLICIES

Wiltshire Core Strategy 2015 (WCS)
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 57: Ensuring High Quality Design and Place Shaping
Core Policy 58: Impact upon Heritage Assets

Corsham Neighborhood Plan
Policy CNP HE1: Design

MAIN ISSUES

- Principle of Development
- Impact upon Conservation Area
- Scale and Design
- Amenity

CONSULTATION

Corsham Town Council: No objections

> *"Resolved that no objection be raised."*

Environment Agency: No comment received.

Council Drainage Engineer: No objection.

Council Public Protection team: No comment received.

REPRESENTATIONS

No representations received.

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. The National Planning Policy Framework (NPPF) and the Corsham neighbourhood Plan are key material planning considerations. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.

Principle of Development

Decisions on planning applications are made in accordance with the policies contained in the Wiltshire Core Strategy and government guidance.

The development proposed in this instance is ancillary to an established agricultural unit. As such the principle of additions to the established business unit is considered to be acceptable in principle.

The detail of the proposals must also be considered against other policies within the development plan.

Impact upon Conservation Area

The proposal is wholly within the Gastard Conservation Area (GCA) and as such the proposal's potential impact on the character and setting of the GCA will be examined.

The proposed roof extension is contextualised within the setting of the established agricultural unit. Due to the proposal's relatively modest built form and contextualised position within the established unit, it is not considered that the proposal in this instance would result in harm to the character or setting of the GCA.

As no harm has been identified it is considered that the proposal has complied with the requirements of CP58 of the WCS and Policy CNP HE1 of the Corsham Neighbourhood Plan.

Scale and design

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design.

The proposed development in this instance will see an extension to the roof covering the area adjacent to the existing cattle shed. The proposed area will have an eves height of 4.9m and a ridge height of 5.7m, a width 23m and a depth of 6.09m. In terms of scale the proposed extension in this instance is broadly comparable to the existing building and its immediate neighbours.

Furthermore, due to the reasonable proportions and scale of the proposed extension, the totality of the development does not suggest that the wider plot is being overdeveloped.

The proposal has a typical appearance of modern agricultural development. The resulting appearance of the building remains appropriate and acceptable. Accordingly, in terms of scale and design it is considered that that the proposal in its totality has complied with the requirements of CP58 of the WCS and CNP HE1 of the Corsham Neighbourhood Plan.

Amenity

Core Policy 57 states that development should have 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. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

Due to its siting some distance from the nearest surrounding residential properties, and its nature as a simple extended canopy that does not result in a change or intensification of an existing agricultural operation, the proposals are not considered to result in any greater impact on the amenity of living conditions of those surrounding residential properties.

Indeed, although no comment has been received from the Council's Public Protection team, it is evident that the proposal amounts to a simple extension of an existing canopy. This is a type of development which would not in itself cause an increase in noise or smell compared to the existing context of a very well-established dairy operation.

The proposal is therefore considered to be acceptable in terms of amenity in relation to CP57 of the WCS and Policy CNP HE1 of the Corsham Neighbourhood Plan.

Drainage and contamination

Although no comments have been received from the Environment Agency, in this instance the proposal amounts to a simple extension of an existing roof/canopy. It is not associated with a change or intensification of the existing dairy operation and in all likelihood, will reduce the potential for contamination of the ground, as is claimed within the application. The Council's own Drainage Engineer regards the proposal as minor and does not raise any objections. For these reasons, the proposal is not considered to raise implications for ground water contamination or drainage in general.

CONCLUSION

The proposal is considered to be acceptable in respect of size, scale, and design. The development is not considered to impact unacceptably upon the character of the area, wider landscape and is not considered to have an unacceptable impact upon the amenity or living conditions of the adjoining occupiers. The proposal is therefore in accordance with Core Policy 57 of the Wiltshire Core Strategy, policy HE1 to the Corsham Neighbourhood Plan and relevant sections of the National Planning Policy Framework.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice