

Date of Meeting	24 March 2011		
Application Number:	S/2010/1928		
Site Address:	Coles Farm Hindon Road Dinton Salisbury SP3 5EY		
Proposal:	Construction of two bay portal framed building to accommodate freestanding insulated chill rooms together with associated works for use in connection with farm enterprises		
Applicant/ Agent:	Damen Associates		
Parish:	DINTON		
Grid Reference:	400275 131011		
Type of Application:	Full		
Conservation Area:	NA	LB Grade:	
Case Officer:	Charlie Bruce-White	Contact Number:	01722 434682

Councillor Wayman has requested that this item be determined by Committee due to issues relating to the scale of development, visual impact on surrounding area, environmental/highway impact, car parking/access, significant change of use in AONB from original green field site.

1. Purpose of report

To consider the above application and the recommendation of the Case Officer that planning permission be GRANTED subject to conditions.

2. Report summary

The main issues in the consideration of this application are as follows:

1. The principle of development;
2. Agricultural justification;
3. Character and appearance of the area;
4. Amenities of adjoining and nearby property;
5. Highways considerations.

3. Site Description

The site relates to Coles Farm, a 5.3ha agricultural unit situated on Hindon Road between Dinton and Teffont. There is a collection of three modern farm buildings centred around a yard at the far end of the unit, away from Hindon Road. The unit is predominantly set to pasture, although there are areas that have recently been planted to provide a cider orchard and copse. A public footpath runs behind the agricultural buildings.

In planning terms the site is in open countryside and within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

4. Relevant Planning History

<i>App. No.</i>	<i>Proposal</i>	<i>Decision</i>
97/1271	Proposed stable block	R 16.01.98 App Dismissed 04.08.98
99/2170	Erection of barn for storage of hay straw and agricultural machinery	R 28.03.00
00/0877	The erection of a portal frame barn for agricultural use	PA no req 07.06.00
00/1357	PN - Erection of a Portal frame barn for agricultural use	PA not req 09.08.00
01/0664	PN - Portal frame barn	PA not req 18.04.01
01/737	Alteration of existing access (retrospective)	AC 27.06.01

02/0345	Retention of cattle barn (retrospective)	AC	16.07.02
02/1419	Retention of a hay barn (Retrospective) new lean-to	R	02.12.02
02/1728	Appeal against enforcement notice relating to unauthorised building.	Appeal allowed	11.04.03
04/0231	External alterations to existing agricultural buildings and mobile home for agricultural worker.	R	18.03.04
2005/48	COU of agricultural land & buildings to equestrian use and provision of sand school for exercising horses (private use)	W	26.01.05
05/148	COU of agricultural land & buildings to equestrian use and provision of sand school for exercising horses (private use)	R	7.3.05 Appeal dismissed 23.11.0
05/695	Retrospective approval for mobile dwelling	R	16.5.05
05/1314	Appeal against enforcement re. Siting of mobile home at Oakleigh farm Dinton	Appeal dismissed	23.11.05
06/1000	COU of agricultural land & buildings to equestrian use and provision of sand school for exercising horses	R	20.07.06
07/1558	Alterations within agricultural buildings for agricultural purposes.	AC	22.10.07
08/0262	Erection of agricultural building to accommodate livestock with associated support areas and ground works including walling to access.	WD	13/03/08
08/0510	Erection of agricultural building to accommodate livestock with associated support. Areas and ground work including walling to access	R	21.07.08 Appeal dismissed 21.01.09
09/1948	Extension to livestock building to accommodate storage	AC	18.02. 10

5. Proposal

Consent is sought to erect an agricultural barn to provide storage for chilling units and farm implements used in connection with the applicants livestock enterprise. The barn would be timber clad on a brick plinth, with profile sheet roof, measuring 12.2m x 7.m and 4.0m to ridge height.

6. Planning Policy

Local Plan: policies G1, G2, C2, C4, C5, C20

Central government planning policy: PPS7

7. Consultations

Parish Council

Object. Increased traffic and proposed site is situated on a dangerous junction (DPC is aware that in the past a fatal accident took place at this location) which is unsuitable for large vehicles. Proposed site is not suitable for further development. Significant change of use. Site lies within Cranbourne Chase AONB. Site was originally a Greenfield site then became a small holding. This application is against the Parish Plan, adopted by DPC in 2005 and by SDC soon after. If Wiltshire Council is minded to approve this application, DPC request the application is called in. If Wiltshire Council is minded to approve this

application, DPC request the following condition is applied: *No retail sales allowed or any habitation of this unit.*

Highways Officer	No objection. The proposed storage building with freestanding chill rooms, will be used as a part of the existing farming enterprise at Cole's Farm. Due to this, I do not foresee any highway implications to this proposal.
Environmental Health	No objection.

8. Publicity

The application was advertised by site notice and neighbour consultation.

5 letters of representation were received.

Summary of key relevant points raised:

- Concerns over creeping development in the countryside and AONB;
- Further storage space for implements is unnecessary given existing buildings and activities on the site;
- Need for freezing facilities is questionable and not suited to a small holding;
- The proposal will still be clearly visible and fill the gap between the existing buildings;
- No details on disposal of waste;
- Increased traffic;
- Possibility of noise and smell;
- Butchering and cold storage is not compatible with farm yards.

9. Planning Considerations

9.1 *The principle of development*

The site is within open countryside designated as an Area of Outstanding Natural Beauty. As such, in the interests of the overall character and appearance of the countryside, local and national planning policies only permit the erection of new development in very specific circumstances (policy C2) and where the natural beauty of the AONB's landscape is not harmed (C4, C5).

For agricultural development, policy C20 provides relevant guidance, making clear that such development has to be essential, must directly relate to the relevant holding and must not have other adverse impacts.

National planning policy PPS7 states that local authorities should support development proposals which will enable farming and farmers to:

- (i) become more competitive, sustainable and environmentally friendly;
- (ii) adapt to new and changing markets;
- (iii) comply with changing legislation and associated guidance;
- (iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or
- (v) broaden their operations to 'add value' to their primary produce.

9.2 Agricultural justification

The applicants have developed a nucleus herd of Angus and Hereford cattle on the holding, which comprises 5.3 ha at Coles Farm, and a further 16.2 ha of land within the wider local area. The cattle are raised to slaughter weight, butchered and then certain carcasses sold on, with the remainder held in cold stores off-site. A similar arrangement is undertaken in relation to production of lamb on the holding.

Whilst the enterprise is relatively small scale by modern farm standards, the applicant states that he has located a niche market, directly selling to customers in the local area, particularly those demanding locally sourced produce, including a number of public houses and hotels in the area. The purpose of the proposed barn would be to provide on-site cold storage and distribution for the farm's meat. It is stated that on-site facilities would provide greater cost savings over the current arrangement, and would allow the sale of produce to be more responsive to customer demand.

The cold storage facility would be accommodated within approximately half of the barn. The other purpose of the barn would be to provide additional farm storage facilities within the remaining half. Whilst there is a dedicated implements store at Coles Farm, the growing number of farm implements owned and used by the applicant has resulted in part of a separate livestock barn being taken over for such storage. The proposal would therefore allow the livestock barn to be fully freed up to serve its intended purpose. Furthermore, it is likely that the cold storage facility will require additional space to aid with packaging and distribution.

Concerns have been expressed by a number of local residents and the Parish Council over the expansion of buildings at Coles Farm, and whether the current proposal is truly justified on this relatively small holding. However, the fact that the enterprise is small, and aimed at selling produce to a niche market, results in the need for facilities which can help maintain and further its competitiveness. On site cold storage and distribution is therefore precisely the type of facility which would aid this.

Consequently it is considered that the proposal meets the requirement of Local Plan policy C22, in that it is essential for the purposes of agriculture, as well as the objectives of PPS7 which seek to support farmers in becoming more competitive, adapting to new and changing markets, and broadening their operations to 'add value' to their primary produce.

9.3 Character and appearance of the area

It is noted that the proposed barn is situated within a similar location to a previously proposed livestock building which was refused planning permission and dismissed at appeal. The Planning Inspector concluded that the building would result in a small but harmful effect on the countryside and AONB. This was due to:

- i) The building comprising an extra built feature in the countryside;
- ii) Making the site more noticeable from the footpath and Hindon road as a result of infilling much of the gap between two existing buildings;
- iii) The fact that the barn was required for a pig breeding enterprise that had yet to be established, thus leading to doubts about its justification, particularly in light that the provision of alternative temporary livestock accommodation could not be ruled out, which would potentially be a more suitable means of establishing such a business.

There are a number of significant material differences, however, between the previous and current proposals:

- i) The proposed building is of a smaller scale than the previously proposed livestock building;
- ii) Additional planting has since been undertaken, including a plantation to north-west and a cider orchard to the north-east, that in time will serve to significantly screen the building and wider site from the footpath and Hindon Road;
- iii) An additional hay/fodder barn has since been granted consent and constructed in a location at the farm yard which significantly infills the gap that the Inspector previously referred to;
- iv) The proposed building is required in relation to an established enterprise, thus providing greater justification for development which has a visual impact within the countryside.

Taking these factors into account, together with the fact that the barn would be appropriate in terms of its design and materials, it is considered that the proposed building would not result in significant harm to the character and appearance of the area. Consequently the proposal would comply with Local Plan policies C2, C4, C5 and C20 which seek protect the countryside and only permit appropriate development.

9.4 Amenities of adjoining and nearby property

It is considered that the proposed building is situated a sufficient distance from neighbouring residential properties so as not to result in significant detriment affects. The Council's Environmental Health Officer has confirmed no objection.

9.5 Highway considerations

The Highways Officer has raised no objection to the proposal. It is noted that the Parish Council have recommended that, if Officers are minded to approve the application, a condition be imposed to prevent retail sales or habitation. A condition preventing retail sales is considered reasonable and necessary in terms of highways safety, in order that the road safety implications of such additional traffic could be fully considered at a later date if required. However, such a condition in relation to habitation would not be necessary, since such a use is already controlled by virtue of new dwellings always needing planning consent.

9.6 Other matters

Comments have been made by third parties with regards to hygiene and disposal of waste. However, such matters are controlled by legislation outside of the planning system, whereby food production/processing is subject to its own stringent industry controls.

10. Conclusion

The proposed agricultural building is considered justified in agricultural terms, aiding the competitiveness of an existing agricultural enterprise, and by virtue of its appropriate siting, design, scale and materials would not result in significant harm to the character and appearance of the countryside or AONB. There would be no significant harm in terms of the amenity of neighbours or highways safety.

11. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed agricultural building is considered justified in agricultural terms, aiding the competitiveness of an existing agricultural enterprise, and by virtue of its appropriate siting, design, scale and materials would not result in significant harm to the character and appearance of the countryside or AONB. There would be no significant harm in terms of the amenity of neighbours or highways safety. The proposal would therefore accord with the aims and objectives of the development plan, having particular regard to Local Plan policies G1, G2, C2, C4, C5, C20 and PPS7.

And subject to the following Conditions:

- 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 shall only be undertaken in accordance with the following approved plans:

Plan Ref....09010/1 Rev. A...

Date Received....14.12.10....

Reason: For the avoidance of doubt.

- 3) The materials to be used within the construction of the external surfaces of the building hereby permitted shall match in appearance those used on the existing buildings at the application site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the area.

Policy: C5

- 4) No development shall commence until details of the finished floor level of the building hereby permitted have been submitted to an agreed in writing with the local planning authority. The details shall illustrate how the level and height of the building relates to the adjacent farm buildings. Development shall be carried out in accordance with the agreed details.

Reason: in the interests of the character and appearance of the area.

Policy: C5

- 5) The building hereby permitted shall not be used in connection with the retail sale of goods to visiting members of the public.

Reason: In the interests of highways safety.

Policy: G2