

Date of Meeting	04 April 2019
Application Number	19/00441/FUL
Site Address	Pythouse Farm Tisbury Wilts SP3 6PA
Proposal	Erection of agricultural building to house poultry
Applicant	Mr I Hayward
Town/Parish Council	WEST TISBURY
Electoral Division	Tisbury – Cllr Tony Deane
Grid Ref	390968 128603
Type of application	Full Planning
Case Officer	Warren Simmonds

Reason for the application being considered by Committee

The application was called-in to Committee by Cllr Deane following an objection from West Tisbury parish council.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved subject to the Conditions set out at the conclusion of this report.

2. Report Summary

The main issues in the consideration of this application are the siting, scale and design of the proposed agricultural building, its impact on the character of the surrounding landscape and any impact on amenity of nearby residential occupiers.

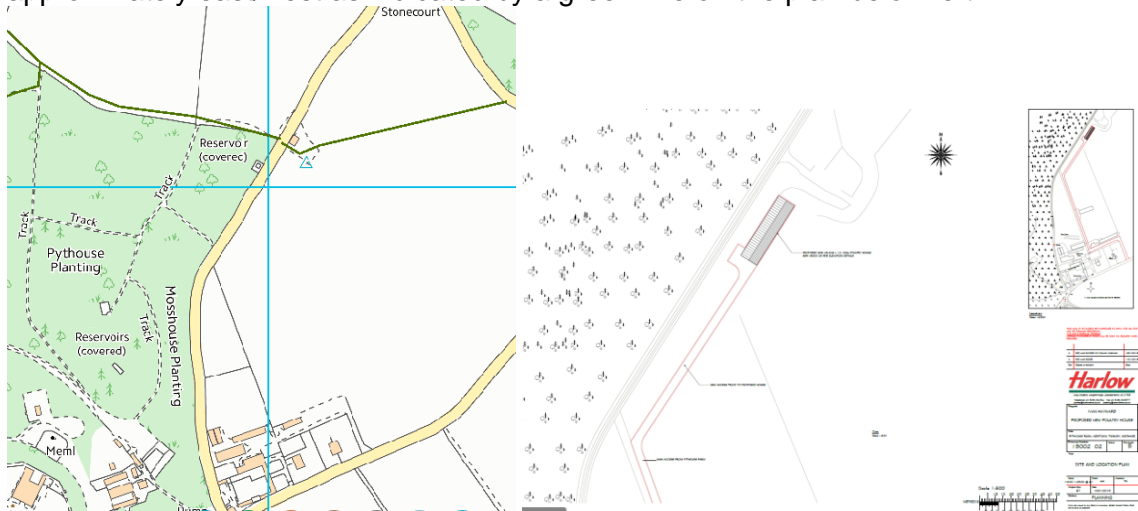
West Tisbury parish council object to the proposal on grounds of visual impact within the surrounding landscape.

Eight representations were received from third parties, all were in objection to the proposal on grounds including lack of applicant pre-consultation with neighbours, excessive scale, landscape/visual impact, impact on walkers using the adjacent Bridleway and the expansion of the agricultural business is not justified.

3. Site Description

The application relates to a well-established agricultural poultry farm enterprise located in the countryside of the designated AONB to the west of Tisbury on the road between

Newtown and Semley. To the north of the application site a Bridleway (WTIS9) runs approximately east/west as indicated by a green line on the plan below left:



Location plans showing Bridleway defined by green line (above left) and proposed site plan (above right)

The site of the proposed building is located to the rear (north) of an existing group of agricultural buildings. There are unrelated dwellings to the south side of the existing buildings.



4. Planning History

S/2002/0243 – Mobile poultry shed (Prior Approval)

15/00993/FUL – Erection of agricultural building to house poultry Approved 10.04.15

17/00206/FUL – Erection of agricultural building to house poultry Approved 03.03.17

5. The Proposal

The application proposes the erection of an additional agricultural building to house poultry as an expansion of the existing rural enterprise. The proposed building measures approximately 46m by 12m with a low eaves height of approx. 3m and an overall height of approx. 4.4m to the top of the ridge.

The proposed building would be sited to the north of existing buildings close to a large expanse of woodland which would bound the site of the building on the north west side.

The application site and surrounding area are within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

The external materials for the proposed building consist of polyester coated box profiled steel sheeting – colour Juniper Green for the roof and brown treated horizontal timber weatherboarding for the walls (with aluminium doors treated brown).

The building is required for the expansion of the applicant's business of supplying free-range organic eggs to a major supermarket chain.

6. Local Planning Policy

Wiltshire Core Strategy: CP1 (Settlement Boundary), CP2 (Delivery Strategy), CP27 (Tisbury Community Strategy), CP48 (Supporting Rural Life), CP51 (Landscape), CP57 (Design & Amenity), CP58 (Historic Environment) & CP61 (Transport)

National Planning Policy Framework (NPPF)(February 2019)

National Planning Policy Guidance (NPPG)

AONB Management Plan

7. Summary of consultation responses

Rights of Way officer – No response received

WC Highways – No Highway objection

AONB Partnership – Comments and concerns expressed

Public Protection – No concerns, suggest a Condition to control any external lighting

West Tisbury parish council – Object on grounds of visual impact

8. Publicity

The application was publicised by neighbour notification letters and a site notice.

Eight representations were received from third parties, all were in objection to the proposal on grounds including lack of pre-consultation with neighbours, excessive scale, landscape/visual impact, impact on walkers using the adjacent Bridleway and the expansion of the agricultural business is not justified.

9. Planning Considerations

Principle

The application proposes an additional poultry house on an existing, well-established agricultural holding in the countryside. The proposed building is required for the expansion of the applicant's business of supplying free-range organic eggs to a major supermarket chain.

The proposal constitutes agricultural development in the countryside and is considered accordant with development plan policy, including Core Policy CP48 (Supporting Rural Life) and paragraph 83 of the NPPF (Supporting a prosperous rural economy) which guides local planning authorities that "*planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas*" and "*the development and diversification of agricultural and other land-based rural businesses*". In these respects the proposal is considered acceptable in principle, subject to accordance with other relevant policies and guidance of the development plan.

Scale, design, materials and impact on the surrounding landscape

The NPPF (paragraph 172) makes it clear that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

The siting of the proposed building is to the north of existing agricultural buildings and on the edge of a substantial belt of woodland. The proposed building, whilst quite large in terms of its footprint, is of relatively low height and is of typical scale and design for poultry houses in the countryside.

The applicant has considered locating the proposed building closer to the existing poultry shed(s) to the south but opted for the proposed site to the north for two specific reasons:

- (i) In order to increase the distance between the proposed building and the nearest dwellings to the south (in order to mitigate potential concerns in respect of noise, pests and odour) and
- (ii) To provide a sufficient separation distance between sheds as outside space for hens to roam to comply with the requirements of accreditation for the free-range rearing of birds.



Site (centre horizon) viewed from the adjacent highway to the south

Whilst the location of the proposed building would be on higher ground relative to existing agricultural buildings, the proposed building would be on the edge (i.e. have the backdrop) of a large expanse of existing woodland which, when taken together with the low height of the building and the appropriately recessive colours of the proposed

external materials, in the opinion of officers would not result in the building appearing unduly prominent within the surrounding landscape.

In these respects it is considered the proposed development would not adversely affect the existing character of the designated AONB.

Amenity impacts

The closest residential properties are located to the south west and to the east of the site of the proposed building as can be seen on the plan below (site indicated by arrow):



The Council's Public Protection (Environmental Health) officer has considered the proposal and provided the following consultation response and recommendation:

"I write with reference to the above application which proposes to erect an agricultural building to house poultry at Pythouse Farm, Tisbury, SP3 6PA. The proposed poultry house is sited in a rural location approximately 360m away from the nearest residential property.

We have no odour concerns with the proposals and although there are three fans proposed for ventilation purposes, they are on the north western façade of the building and there are no properties in this direction for approximately 1km, therefore we have no concerns that noise from the poultry house will adversely impact on residents.

The applicant has not detailed whether or not there will be any external lighting on the building, if lighting is proposed we would recommend the following condition is attached to any approval granted;

- 1. No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be designed so as to meet the criteria for*

Environmental Zone E1 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter."

Taking into consideration the distance between the proposed building and the closest neighbouring dwellings, it is considered the proposed development would not result in undue impacts on the amenity of neighbouring residents.

Highways considerations

The Highways officer has assessed the proposal and considers that the proposed development will not detrimentally affect highway safety. He therefore recommends that no highway objection be raised to it.

Heritage considerations

Pythouse Farmhouse is a GII listed building located approximately 390 metres to the south of the site of the proposed building, on the opposite (south) side of an existing agricultural building. By reason of the distance between the application site and Pythouse Farmhouse it is considered the proposed development would not have an adverse impact on the character or setting of the listed building.

10. Conclusion

The application proposes a new building to facilitate the expansion of an established agricultural business. The proposed new building is considered acceptable in terms of its siting, scale, design and appearance and the proposal would not adversely affect the character of the surrounding landscape or have undue impacts on the amenity of nearby residential occupiers.

RECOMMENDATION

Approve, 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 19002 02 Revision B dated 14.01.19, as deposited with the local planning authority on 22.01.19, and
Drawing number 19002 03 dated 10.01.19, as deposited with the local planning authority on 22.01.19.

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

- 3 No external lighting shall be installed on site until a scheme of external lighting, including the measures to be taken to minimise sky glow, glare and light trespass, has been submitted to and approved in writing by the Local Planning Authority. Any

external lighting scheme shall be designed so as to meet the criteria for Environmental Zone E1 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. The approved scheme shall be implemented in full before the development is first brought into use and shall be maintained in effective working order at all times thereafter.

Reason: In the interests of amenity and the character of the surrounding landscape

4. No development shall commence on site above ground level until details of the materials and colours/external treatments to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the surrounding landscape.