

Application 11/00571/F	No:	Ward: Wroxton	Date 13/04/2011	Valid:
Applicant:	Mr F Scott			
Site Address:	Land North of Hornton Grounds Quarry, Manor Farm, Hornton			

Proposal: Erection of agricultural buildings comprising of grain store, general purpose building and livestock building with associated hard-standing, landscaping and gravel access track

1. Site Description and Proposal

- 1.1 The application site is an area of land to the east of the A422 and west of Hornton, forming part of the existing, predominantly arable Manor Farm. Part of the site is a former (now restored) quarry and an active stone cutting yard remains. The site is not within a Conservation Area, but is within a locally designated Area of High Landscape Value.
- 1.2 The proposal is for a range of new agricultural buildings and access to serve land that now forms part of a combined holding of 159 hectares (including 125 hectares of arable land, with the remaining as permanent pasture). The creation of this holding follows the sale of a larger estate made up of Hornton Grounds Farm and Manor Farm. The application proposes a grain store (700m²), livestock building (960m²), storage building (500m²), slurry storage area, concrete yard area, gravel access track, stock proof fencing and a scheme of landscaping.
- 1.3 The proposal is accompanied by a detailed Agricultural Report and Appraisal as well as a thorough Design & Access Statement. The agricultural report sets out the likely yields from a holding of this size and includes an assessment of the existing agricultural buildings (on the Bell Lane – Balscote road out of Hornton) and their suitability for this modern scale and type of agricultural enterprise.
- 1.4 Although this is ostensibly a new agricultural unit in terms of the location of the buildings and the holding boundaries, the unit and the buildings proposed relate to the same area of land as the existing buildings at Manor Farm. The relocation allows better, safer, improved access and buildings suitable for modern agricultural practices and standards.

The application is before Committee for determination as it is a major development due to the site area.

2. Application Publicity

- 2.1 The application has been advertised by way of a press notice and site notices. The final date for comments was 26 May 2011.
- 2.2 No third party representations were received.

3. Consultations

- 3.1 Hornton Parish Council – no objections
- 3.2 County Highways – no objections
- 3.3 Highways Agency – no objections
- 3.4 Anti Social Behaviour Manager – no objections subject to conditions controlling the specification of grain drying equipment and slurry storage
- 3.5 County Rights of Way – no objections as the proposal does not directly affect the public rights of way
- 3.6 County Minerals – no objections with regard to mineral sterilisation

4. Relevant Planning Policies

- 4.1 National Policy Guidance:
 - PPS1: Delivering Sustainable Development
 - PPS4 – Planning for Sustainable Economic Growth
 - PPS7 – Sustainable Development in Rural Areas
 - PPG13 - Transport
 - PPG24 – Planning and Noise
- 4.2 Regional Policy in the South East Plan 2009:
 - CC1 – Sustainable Development
 - C4 – Landscape and Countryside Management
 - C6 – Countryside Access and Rights of Way Management
- 4.3 Local Policy in the Adopted Cherwell Local Plan 1996:
 - AG2 – Construction of farm buildings
 - AG4 – Waste disposal from intensive livestock and poultry units
 - C7 – Landscape conservation
 - C13 – Areas of High Landscape Value
 - C28 – Layout design and external appearance of new development
 - ENV1 – Development likely to cause detrimental levels of pollution

5. Appraisal

- 5.1 The key considerations in the acceptability of this application are the principle of the development, landscape impact (including the scale and form of the development), environmental issues and highway safety.
- 5.2 The principle of the development is considered acceptable in terms of the development plan and other material considerations. The expansion, rationalisation and modernisation of this farming enterprise is welcomed and supported by national policy (notably expressed in PPS4 and PPS7) and the detailed impacts of the proposal are acceptable in terms of the local plan policies listed above. The need for, and detailed, reasoned explanation of this scheme is also supported by the agricultural appraisal submitted with the application.
- 5.3 With regard to PPS4, this advises that proposal for economic development should be treated favourably; as long as they ensure that the countryside is still protected for the sake of its intrinsic character and beauty. Agriculture meets the criteria of all three of the definitions of 'economic development' as set out in PPS4 as it provides employment opportunities, generates wealth and produces and economic

output/product.

- 5.4 This approach is supported by PPS7, which encourages a similarly positive approach to agricultural development where it is appropriate for the rural context of the development.
- 5.5 The landscape impact of the proposals is considered to be acceptable in terms of the policies outlined above. The form of development is of an acceptable scale, form and type for the area. The addition of further farm buildings into an already agricultural landscape character is considered acceptable. The proposal, by the applicants, for a landscaping scheme will further reduce any impact on the landscape. Long views of the site from the public domain are limited and reduced by the location of the proposal within the site, as well as the existing and proposed boundary screening. This accords with policies C4 of the South East Plan and local plan policies C7 and C13.
- 5.6 As a predominantly arable agricultural unit, preparing to establish a beef-fattening enterprise, the proposed unit will generate a degree of noise and odour, typically associated with farming. The degree of noise and odour is considered to be acceptable; due both to the isolated location of the site, and the mitigation measures (control over the specification of the grain drying equipment and control over the detail of the slurry store) to be required by condition. In this regard, the proposal satisfies the requirements of PPG24, as well as local plan policies AG4 and ENV1.
- 5.7 The proposal is similarly considered acceptable in terms of highway safety and convenience and impact on the public right of way. The proposed farm location allows easier and safer manoeuvring of farm machinery away from the public highway.
- 5.8 The site is not identified as being host to any protected species but a note is proposed to remind the applicant of their statutory duty to preserve or protect any protected species.
- 5.9 The proposal is therefore recommended for approval, subject to the conditions set out as it represents an acceptable form and scale of development whilst contributing to sustainable rural growth and development.

6. Recommendation

Approval, subject to conditions;

- 1) SC 1_4A (Time for implementation)
- 2) Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the plans and documents submitted with the application, including the material and finishing details set out therein.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with government guidance in PPS1 – Delivering Sustainable Development.

- 3) Prior to the commencement of construction of the grain store on the site full details of the proposed plant and equipment to be used for grain drying (including the sound pressure levels produced by any dryers and/or fans to be used) shall be submitted

to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Any variation to an approved specification must in turn receive written approval from the local planning authority prior to it being implemented. RC53AB

- 4) Prior to the construction of the slurry store full details of the store and the method of management and disposal of slurry (including details of the location of the land to be spread) must be submitted to and approved in writing by the local planning authority. The store shall be managed and operated in accordance with the approved specification thereafter. RC55A
- 5) 3_0A (remove (c)) (Submit landscaping scheme)
- 6) 3-1A (Implement landscaping scheme)

Planning Notes

- 1) T1
- 2) U1
- 3) X1
- 4) O1

Summary of Reasons for the Grant of Planning Permission and Relevant Development Plan Policies

The Council, as Local Planning Authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposed development is appropriate and will not unduly impact on public, private or any other amenity, the appearance of the street-scene or the character or quality of the landscape or the open countryside. In addition, the proposal is considered to be acceptable in terms of highway safety and convenience and provides sustainable economic development compatible with the sensitive rural location. As such the proposal is in accordance with government guidance contained in PPS1 – Delivering Sustainable Development, PPS4 – Planning for Sustainable Economic Growth, PPS7 – Sustainable Development in Rural Areas, PPG13 – Transport, PPG24 - Noise; Policies CC1, C4 and C6 of the South East Plan 2009; and Policies AG2, AG4, C7, C13, C28 and ENV1 of the adopted Cherwell Local Plan. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

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