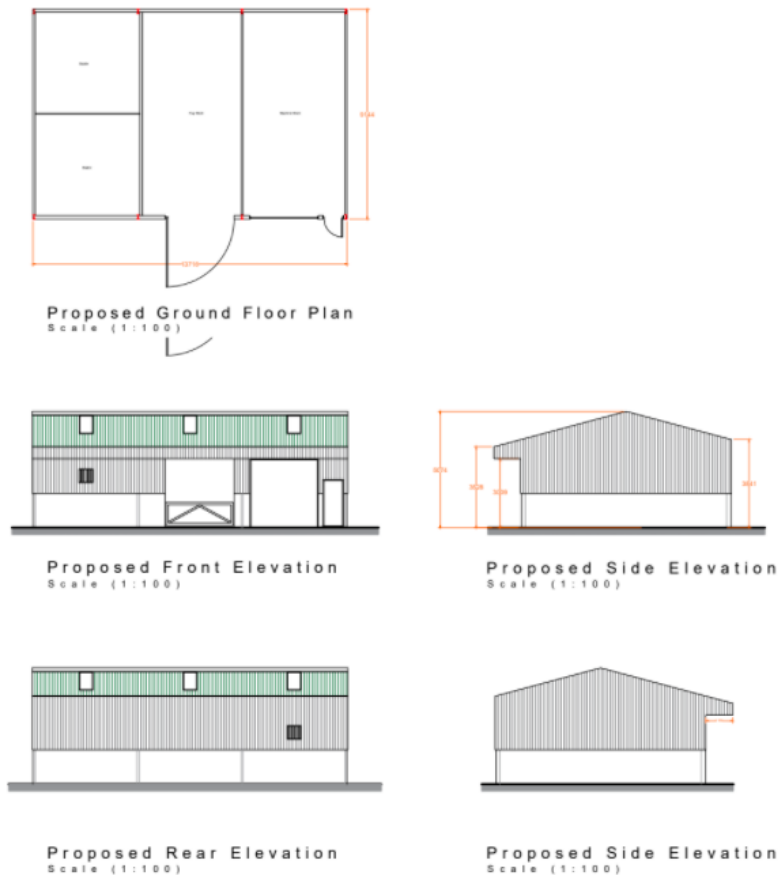


## THE PLANNING STATEMENT

28th February 2022

ERECTION OF A MULTI-PURPOSE PART AGRICULTURAL AND PART EQUESTRIAN BUILDING FOR THE STORAGE OF MACHINERY AND HAYLAGE AND THE HOUSING OF TWO HORSES.



110 WATLING STREET, TOTTINGTON, BURY, BL8 3QJ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.

On behalf of Mrs A Walsh.

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## **1. INSTRUCTIONS**

- 1.1. MacMarshalls are instructed on behalf of Mrs Walsh herein referred to as the applicants, to submit an application for the erection of a multi purpose agricultural/equestrian building for the storage of agricultural implements, machinery, hay and straw, and two stables for housing shire horses.
- 1.2. This planning statement accompanies a submission to Bury Council for full planning permission for the agricultural building and track.
- 1.3. No pre application advice has been sought.

## **2. INTRODUCTION**

- 2.1. The Applicant owns approximately 0.65ha (1.60 acres) of land with two access points off Watling Street. A dwelling and barn are located on the land. The SBI number for the applicant is 200634590. This allows the applicant to claim agricultural grants and subsidies through the Rural Payments Agency (RPA). The applicant claimed for a hedge last year through the mid tier stewardship scheme. The field has also recently been reseeded to improve the quality of the sward.
- 2.2. The land will be used by the Applicant for the purpose of mowing and aftermath/out of season grazing with the applicants shire horses and sheep owned by a local farmer.

## **3. THE PROPOSAL**

- 3.1. The applicants wish to erect a multi purpose agricultural building for the storage of machinery and the housing of the shire horses within the existing yard area associated with the house on site.
- 3.2. The proposed building measures 9.14m by 13.71m with a maximum ridge height of 6.5m to allow clearance for machinery. It would be constructed of concrete panels and yorkshire boarding under fiber cement or box profile roof panels.
- 3.3. Shire horses are a large, tall breed. They have at various times held world records for both the largest and tallest horse. Accordingly, they need more space when stables indoors. In addition, the applicant has a mare in foal, which justifies an even larger stable. Standard stables are either 10ft x 10ft for ponies or 10ft x 12ft for horses. The stables within the proposed barn are therefore approximately 15ft x 14ft to ensure the correct welfare of the horses. The rest of the space within the building will be used for the storage of feed and hay taken from the land and a machine store for managing the land.
- 3.4. The store will be used for round bales of hay, sheep/horse feed & mineral supplements, sprays, buckets, troughs, wormers, hay racks, foot shears, fly cream, shears, barbed wire, electric fencing (to manage the land), and miscellaneous veterinary supplies. It will also be used sporadically for inspecting the sheep and treating them when they are grazing the land.

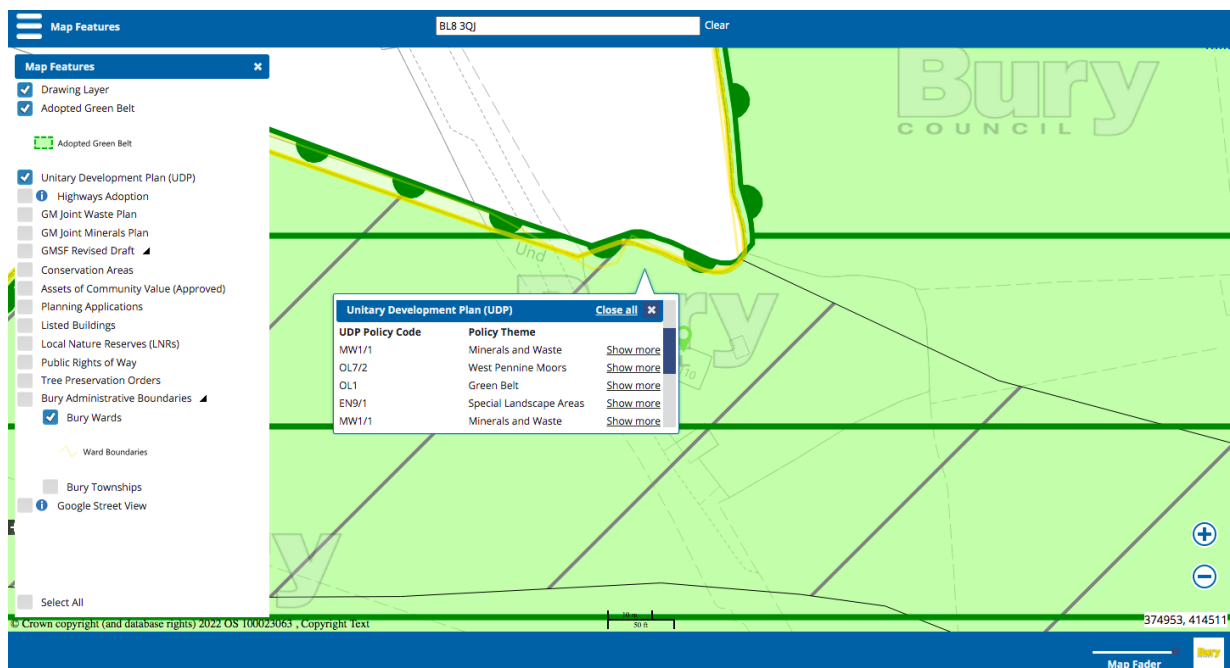
- 3.5. Space is required for a quad, implements (including hedge cutter, roller, topper and a set of harrows for managing the land, the trailer will be parked on the yard as the muck midden, which will be emptied when full by depositing on the land and neighbouring farmland for muck spreading at the right time of year. The trailer will have a roof on it to reduce effluent runoff into the water table.
- 3.6. There is a barn on site that was the subject of a planning application for its demolition, although it was refused. However, the barn is not suitable for modern agriculture and is not of adequate size for the stables. This is evidenced by the size and style of agricultural building erected in recent years within the borough.
- 3.7. The quad bike and trailer will be used for maintenance jobs on the land including drainage and fencing. Machinery cannot be left outside as they would deteriorate due to the weather or be stolen.

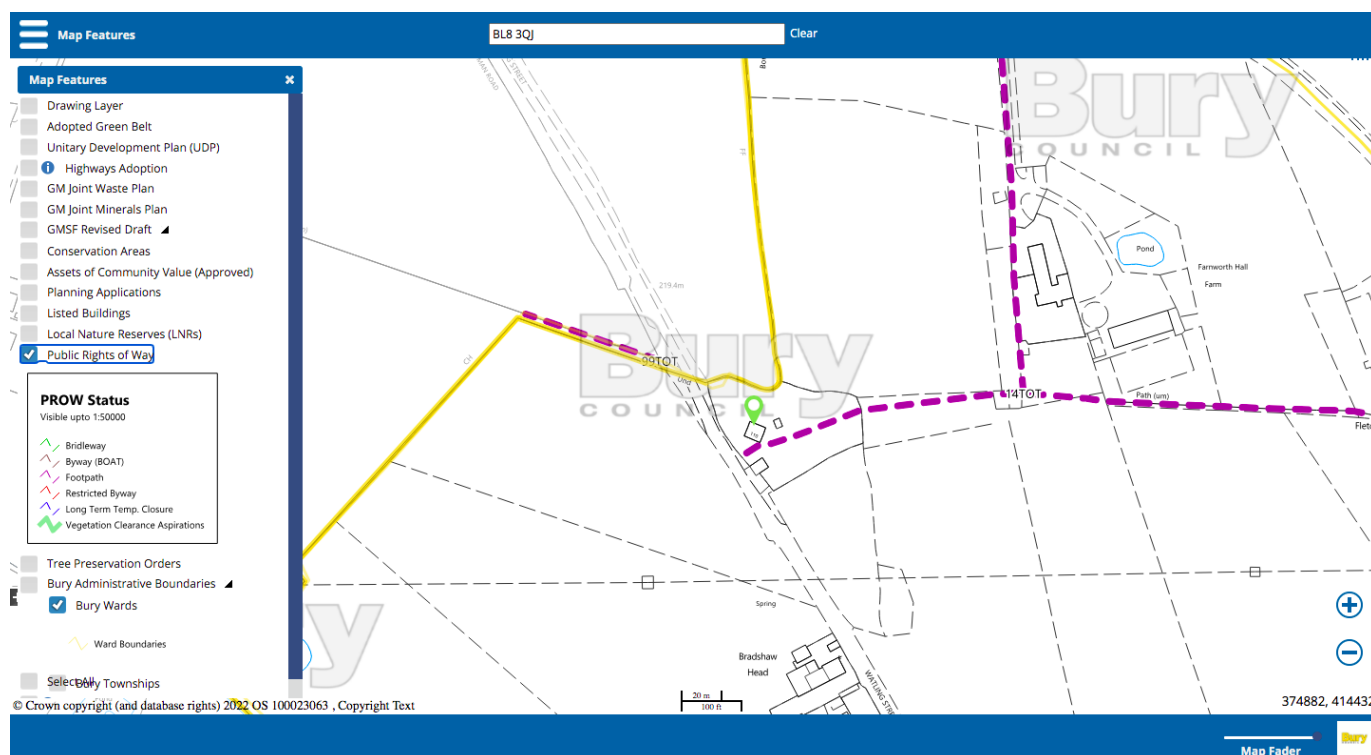
## 4. PLANNING POLICY AND JUSTIFICATION

4.1. The site is subject to the following policies according to the Bury M.B.C. Local Plan:

- 4.1.1. MW1/1 Minerals and Waste
- 4.1.2. OL7/2 West Pennine Moors
- 4.1.3. OL1 Green Belt
- 4.1.4. EN9/1 Special Landscape Areas

4.2. The extracts below from the online mapping software illustrates this.





4.3. A footpath (13TOT) crosses the land but will not be affected by the proposals. The line of the footpath is shown on the plan above dashed purple and approximately dashed purple on the submitted location plan. The access to the footpath from Watling Street is also used by vehicles to the site, however this is already the case, there will be no intensification.

4.4. The principle of the development will therefore be determined under Local and National Green Belt Policy, although the starting point is the adopted development plan. The 2021 National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, setting out the government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so.

4.5. Paragraph 84 of the NPPF states:

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 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;
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

4.6. Paragraph 119 states that:

Planning policies and decisions should:

- a) encourage multiple benefits from both urban and **rural land**, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

4.7. Paragraph 149 of the NPPF states that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) **buildings for agriculture and forestry**;
- b) **the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it**;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

- 4.8. The Bury Unitary Development Plan (UDP) was adopted on the 29th August 1997. The application site is shown on the UDP proposals map as designated within the green belt and the west pennine moors.

There are numerous policies within the development plan that are relevant to the proposal and we comment briefly on relevant policy. These are as follows:

- 4.9. Policy EN1/1 Visual Amenity – this states that development will not be permitted where proposals would have a detrimental effect on public views in areas of architectural or historic buildings. The proposed building is not within or close to any scheduled listed buildings or conservation areas. The proposal is of common design and the materials have already been approved recently within Bury MBC green belt areas. Accordingly, it is believed that this policy is satisfied.
- 4.10. Policy EN1/2 Town Shape & Built Design – this policy states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the borough's towns, villages and other settlements. It clearly states that the external appearance and design of the proposal will be considered when assessing the proposal. It also suggests that access, parking and landscaping are also factors when considering decisions. The Applicant has chosen a design of agricultural building which is in keeping with other similar buildings within the locality in terms of height, scale and layout. The areas surrounding the subject holding are dominated by sparse farms and agricultural land. The Applicant has chosen the site as it is the most practical location for the agricultural building which is within the existing curtilage. The site is close to the existing access point and utilises two existing tracks as access, the Applicant is however happy to provide any landscaping should it be required by the Council.
- 4.11. Policy EN5/1 states that new development will not be permitted, which raises the land and the intensification of development where such development would be at risk from flooding or increase the risk of flooding elsewhere. This site has been chosen as it is close to the existing site access and also utilises the existing track.
- 4.12. Policy EN9/1 Special Landscape Areas Policy EN 9/1 States that any development within special landscape areas will be controlled and required to be sympathetic to its surroundings in terms of its visual impact. The applicant has considered various designs and considered many limiting factors in arriving at the proposed scheme. Care has been taken to ensure the building is sympathetic to the surroundings and are of similar construction to many agricultural buildings around Lancashire.
- 4.13. Policy OL1 – Green Belt: Policy OL1 states: “the council will maintain a green belt. Ensuring that it fulfills the following strategic purposes:
- a) To check the unrestricted sprawl of large built-up areas
  - b) To prevent neighbouring towns from merging into one another

- c) To assist in safe-guarding the countryside from further encroachment
- d) To preserve the setting and special character of historic towns
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 4.14. The proposed scheme for the erection of the agricultural building, creation of a yard and the resurfacing hardcore track is in line with both the Green Belt policy under the GDP of Bury and also NPPF. Buildings for agriculture are appropriate under Paragraph 149 of the NPPF subject to such detail.
- 4.14 OL1/2 is in line with a similar policy of the NPPF and states that new buildings in the green belt are inappropriate unless it is for one of the four purposes. One of the purposes being agricultural and agriculture and forestry. Given the application is for the erection of an agricultural building, creation of a yard and also the resurfacing of a hardcore access track this does confirm that it is in line with this Policy.
- 4.15 OL4/5 agricultural development - states that they must be sited and designed in such a manner as to minimise their visual impact on the landscape having regard to height, material, landfall and landscaping. The Applicant has considered the location and proposed the a site which is suited for agriculture given that it is next to the existing access into the field, it is close to the access onto the adopted highways, utilises an existing track to form the access, is close to the existing buildings, and the building will be suitable for security purposes.
- 4.16 Policy OL7/2 states that the council controls development and manages recreational activity and public access, so as to reduce any possible detrimental effects these may have on the important character of the area. The Policy supports agricultural development and as the proposal is for the erection of an agricultural building, it is not believed to harm the West Pennine Moors and complies with OL7. The land is being actively farmed and as such is helping to preserve the West Pennine Moors by providing a small scale rural business for the applicant.
- 4.17 Whilst the site is within the minimal working area of search, commentary is given that the site is currently used as agricultural land and has no known potentially contaminated land uses. The proposed agricultural building is well ventilated and therefore any potential ingress and build-up of ground gas is likely. The Applicant plans to store any manure and / or slurry within the proposed building and therefore there would be no risk of contamination or pollution.
- 4.18 Policy SPD8 states that new buildings for agriculture are appropriate within the Green Belt and applicants should contact a planning officer prior to submitting. No pre-application has been sought as the agent has previously dealt with similar applications in the locality, it is believed that the proposed scheme would be supported by the council. The location, size and design have been considered carefully by the applicant and they believe this is appropriate in this application. New agricultural buildings should form part of a group rather than standing in isolation, and should be sited close to an existing highway in order to avoid long obtrusive driveways. The applicant has positioned the building

close to the existing buildings on site and near the access onto Watling Street. Furthermore, the Applicant is prepared to produce a landscaping plan or any mitigation plans which are required to allow the council to consider the application.

- 4.19 SPD 9 & 10 state that access tracks should not adversely affect the character and appearance of the area. The Applicant feels that the creation of the agricultural building will not affect the character of the area. The track has been sited on the land for some time prior to the applicants purchase to make it easier to access the field for maintenance.
- 4.20 Policy SPD8 considers whether any buildings in the clients' ownership could be converted for the purposes described, the applicants have one building, but it is not fit for purpose for the reasons given above. It is felt that this has been fully justified in the reasoning given above.
- 4.21 Agricultural development and small scale equestrian development are an accepted form of development in the Green Belt and as such should be supported by local authority. The Applicant has carefully considered the siting of the proposed building and with careful consideration to his farming practices have produced a scheme which they feel does not harm the openness of the Green Belt.
- 4.22 The planning process has considered the relevant planning policy to be applied to determine this application. The layout, design and materials are typical of agricultural buildings in the North of England. The scale is limited to that which is required and no more. The access arrangement will ensure the safety of traffic access and the application site, this will not materially increase traffic movement. The predominant use of surrounding areas is agriculture and equestrian, this application is for agricultural and equestrian use, and therefore will have no material impact on its surroundings due to its compatibility with adjoining areas.
- 4.23 We therefore consider that the proposed development meets with the relevant National & Local Planning Guidance as set out above.

## 5. CONCLUSION

- 5.1. It has been demonstrated within this supporting statement that need exists for a new agricultural/equestrian building to fulfill the applicants agricultural/equestrian operational need on site. The operational need is to provide adequate stabling for horses, storage for hay produced off the land, secure storage for agricultural machinery and for handling sheep when they are on the adjoining land.
- 5.2. The building has been designed so that it is sympathetic and respectful of its surroundings and in keeping with the existing local buildings.
- 5.3. The Application satisfies the adopted policy and guidance relevant to determining the application, therefore we respectfully request the LPA approves the application.
- 5.4. Signed:



28.02.22

**Produced & signed by: Sophie Marshall BSc (Hons) PGDipSurv MRICS MRTPI FAAV**

**Checked and overseen by Robert Mackenzie BSc (Hons) MRICS FAAV**

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NB: This report has been prepared on behalf of Mrs Walsh, all the details on the farming system have been supplied by the Applicant.

Ref: C237-2 Planning statement V1 issued 8.03.22