

## **Application for Determination**

<b>Parish</b>	Limpenhoe		
<b>Reference</b>	BA/2012/0214/FUL	<b>Target date</b>	25.06.2012
<b>Location</b>	Hill Farm, The Hill, Limpenhoe		
<b>Proposal</b>	Erection of calf shed		
<b>Applicant</b>	Mr Paul Dunthorne		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason referred to Committee</b>	Third party objection		

### **1 Description of Site and Proposals**

- 1.1 The application site is a large cattle unit (Hill Farm) situated to the south west of the small settlement, Limpenhoe. The farm holds approximately 2,000 cattle which are grazed on the surrounding fields and marshes. The application site itself holds a collection of large farm buildings used in association with housing, rearing and feeding of cattle and is situated on an elevated valley side. Limpenhoe marshes (Site of Special Scientific Interest - SSSI) stretch out to the south of the application site forming the flood plain of the River Yare. To the east of the site there are two existing large cattle buildings, approved under BA/2005/3800/HISTAP, and one further large cattle building, approved under BA/2011/0407/FUL, to the west of the site there is an open grazing field with a large water lagoon.
- 1.2 A chapel which has permission for residential conversion sits approximately 400m to the east of the application site. A small collection of residential properties sit on land immediately south east of the site. Limpenhoe Village is situated approximately 800m from the application site. The site is accessed off Reedham Road to the north.
- 1.3 The proposal is for the erection of a large agricultural building measuring approximately 30m x 16m and 6.3m to the ridge to house approximately 45 calves. The building is proposed to be constructed with a steel frame, a fibre cement profile roof, and tandalised Yorkshire boarding within the gable apexes, the sides are to remain open. The surface water run-off is proposed to be drained into the existing water lagoon. Waste is proposed to be collected by the deep straw method and used as an organic fertiliser

on the surrounding fields. The planning statement outlines that the building is required to house calves in the winter season. The need for winter shelter is a requirement of the welfare codes and specifically The Welfare of Farmed Animals Regulations 2000.

## **2 Site History**

BA/2004/3819/HISTAP - Erection of cattle building- Refused.  
BA/2005/3815/HISTAP - Erection of cattle building- Refused.  
BA/2005/3800/HISTAP - Erection of two cattle buildings- Approved.  
BA/2011/0407/FUL - Erection of cattle building- Approved.

## **3 Consultation**

*Broads Society* - No objections.

*Parish Council* - We consider the application should be approved for the following reasons: No objections.

*District Member* - No response.

*Natural England* - We have no comment to make in terms of the present application and would refer you to our previous response dated 26/01/2012 in response to previous application BA/2011/0407/FUL: Natural England is satisfied that the Broads Authority have taken the approach to landscaping we would have suggested. No further comment is necessary from us.

## **4 Representation**

None.

## **5 Policies**

### **5.1 Core Strategy (2007)**

[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1 - Protection of Environmental and Cultural Assets.  
CS18 - Rural Sustainability.

### **5.2 Development Management Plan DPD (2011)**

[DMP DPD - Adoption version.pdf](#)

DP1 - Natural Environment.  
DP2 - Landscape and Trees.  
DP4 – Design.  
DP28 - Impact on Neighbouring Amenity.

### **5.3 Material Consideration- National Planning Policy Framework (2012).**

## 6 Assessment

6.1 The main issues to consider in the determination of this application are the principle of the development, design, impact on landscape, impact on ecology, impact on drainage and impact on neighbouring amenity.

### 6.2 *Principle*

Both National and Local planning policies acknowledged the importance of farming in terms of the benefit to the local economy, and tend to be supportive of appropriately located agricultural schemes where the development helps support an existing farming unit. It is considered that this extension would help retain the viability of the unit, by ensuring compliance with The Welfare of Farmed Animals Regulations 2000, and the proposal is therefore considered acceptable in principle.

However, National and Local policies also place emphasis on the importance of protecting views of sensitive areas such as the Broads and the SSSI, Limpenhoe Marshes. It is acknowledged that the proposed building extends the development envelope outwards and will therefore create an additional visual impact on the skyline, especially from the sensitive and open marshes to the south. As the building is proposed to be situated on an elevated position on the side of the valley of the River Yare it is considered to be a significant addition. The agricultural benefits will therefore be required to be weighed against the visual impact and the mitigation measures proposed.

### 6.3 *Design*

The building proposed is fairly sizable, the size being dictated by the intended use. The design is, however, considered appropriate giving its setting within a large agricultural unit which contains a number of similarly designed buildings. The visual impact of the building has been reduced by facing the gable end to the most open aspect of the site, meaning the more visually obtrusive component, the roof, is screened from the most important view point, the marshes. The open sides would reduce the mass and bulk of the building further reducing the visual impact. The building is also smaller than the other larger cattle building that exists immediately to the east of the application site, which is approximately 2m taller, 15m longer and 9m wider. In terms of colouring, the roof is proposed to be natural grey to match the other buildings on site and the Yorkshire boarding to the gable ends are proposed to remain untreated. It is considered that the exposed timber will weather well, significantly reducing its visual impact over time. The grey roof matches the skyline and other roofs on site and is therefore considered an appropriate colour.

### 6.4 *Landscaping*

It is considered that appropriate landscaping could significantly reduce the visual impact of the proposed agricultural building. A landscaping scheme outlining the inclusion of a planted bund around the south of the site was agreed as part of previous planning approvals for the erection of three large agricultural buildings on site (BA/2005/3800/HISTAP and

BA/2011/0407/FUL). The newly proposed building does not extend beyond the existing bund which screens all buildings from the open marshes and would therefore benefit from this existing screening. It is considered that the previous landscaping scheme contains an appropriate mix of native plant species and is therefore considered acceptable. It is considered that the previously agreed landscaping will significantly reduce the visual impact of the proposed building and other buildings on site. It is therefore considered that, once grown, there is likely to be a visual improvement of the site when viewed from the open marshes which is particularly welcomed.

#### 6.5 *Ecology*

The building is proposed to be erected on a piece of land which has been well worked by the movement of cattle. It is therefore considered that the land the building is proposed to be erected on holds little habitat value. However, within large schemes, the National Planning Policy Framework requires biodiversity enhancements suitable to the scale of the development. It is considered that the planting of the proposed bund, as agreed under previous approvals will provide a habitat corridor and the erection of a barn owl box should be agreed prior to the commencement of development. It is therefore considered that the proposal includes suitable biodiversity enhancements.

#### 6.6 *Drainage*

Given the sensitive nature of the site, adjacent to Limpenhoe Marshes SSSI, it is considered important that slurry and drainage be treated correctly to ensure no negative impacts in the local area. The applicant has submitted information regarding the removal of slurry by using a deep straw method of collection, whereby the bedding straw is spread on surrounding agricultural land as fertiliser. This is an appropriate means of waste removal, reducing the possibility of waste leaching into the surrounding landscape or pooling. This is the Environment Agency's preferred method of treatment of animal waste in locations such as this. The building's run-off water is proposed to be drained into an existing lagoon on site which is considered appropriate. It is therefore considered that appropriate means of drainage and waste removal has been sought ensuring no adverse impact on the SSSI.

#### 6.7 *Neighbouring Amenity*

The site is situated in a fairly isolated location, the main dwellings of Limpenhoe sit approximately 800m away from the application site. The nearest dwelling houses sit to the immediate south east and the proposed cattle building would be largely screened by the existing cattle buildings of the wider unit. The closest residential dwelling to the newly proposed cattle building is a redundant chapel which does have planning permission for residential use. The chapel sits approximately 400m away from the application site at the foot of a hill which would screen the building from views from the chapel, and given the existing use and the existence of the other cattle buildings it is not considered that there would be a significant adverse impact on neighbouring amenity.

## **7 Conclusion**

- 7.1 The proposal is considered an acceptable form of development which will be appropriately screened by an existing bund, agreed by previous proposals. It is considered that there will be no adverse impact on the SSSI or neighbouring amenity.

## **8 Recommendation**

- 8.1 Approve subject to the following conditions:

- Time limit.
- In accordance with plans submitted.
- Details of ecological enhancements to be agreed.

## **9 Reasons for Recommendation**

- 9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework (2012) and Policies CS1 and CS18 of the Core Strategy (2007) and DP1, DP2, DP4, and DP28 of the Development Management Policies DPD (2011).

List of Appendices: Appendix 1: Site Location Plan

Background papers: BA/2012/0214/FUL  
Author: Kayleigh Wood

Date of Report: 24 August 2012

APPENDIX 1

BA/2012/0214/FUL - Hill Farm, The Hill, Cantley  
Proposed erection of calf shed

