

**Application Recommended for Approve with Conditions**

**APP/2019/0110**

Proposed agricultural storage building  
Causewayside Farm The Long Causeway Burnley Lancashire

**Background:**

The site is located outside the settlement boundary in an area of open countryside and is accessed from Long Causeway. Lower Causeway Side and Causewayside Farm are located directly of the road and the application site lies approximately 200m to the north of the properties.

Causewayside Farm has altered over the years with the various selling off of parcels of land. Within close proximity to the application site there has been 2 planning approvals for the conversion under class Q prior approvals of agricultural buildings to dwellings.

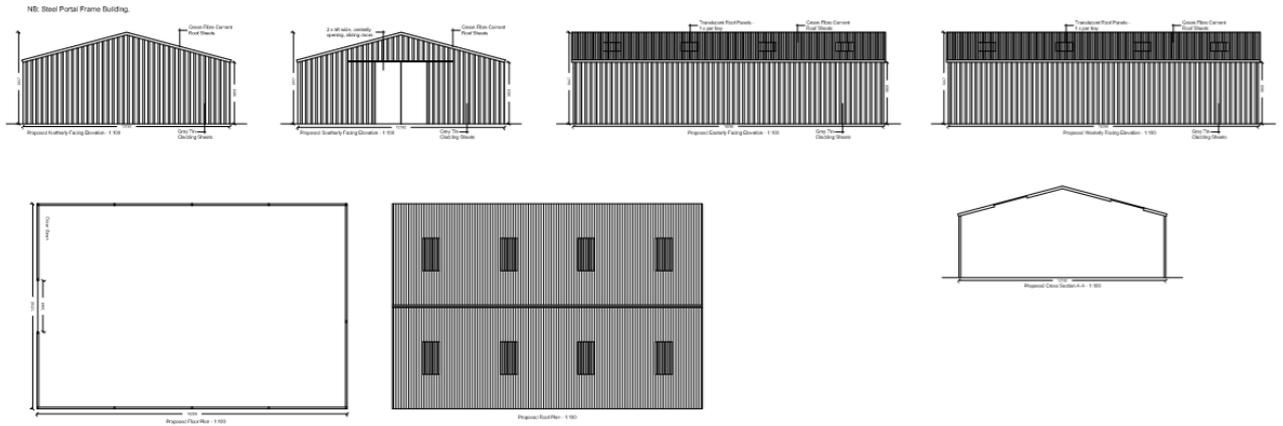
This application has been referred to planning committee as an objection has been received from the Parish Council.



Location of new building

**Proposal**

The application seeks consent for the erection of an agricultural storage building located approximately 200m to the north of Causeway Farm. The building will have a footprint of 220sqm, and will be 12.1m in width, 18.2m in length, 3.6m to the eaves and 5.4m to the ridge. Proposed materials will be grey tin clad sheets to the elevations, a sliding door to the front elevation, 8 translucent roof panels and the roof will be constructed with green fibre cement roof sheets.



Proposed plans

Access to the building will be from an existing access road which serves Causewayside Farm.

The application has been supported with:

- Associated land holdings
- Storage Requirements (table listing the agricultural machinery)



Access track from Long Causeway

Both buildings to the left and right of this photo have been granted Prior Approval under class Q for the conversion of the buildings to dwellings.

## **Relevant Policies:**

### Burnley's Local Plan 2018

SP1 – Achieving Sustainable Development  
SP4 – Development Strategy  
SP5 – Development Quality and Sustainability

NPPF 2019

**Site History:** (No history to the actual site but various history on the surrounding land)

App/2017/0551 – Application for approval of details reserved by condition 3 of planning permission APP/2017/0391 – Discharged 8/1/18

NOT/2017/0439 – Prior approval – agricultural to residential for one dwelling. Granted 22/12/17

APP/2017/0391 – Proposed demolition of rear conservatory and erection of garden room, front porch, detached rear garage, extension of dwelling into adjoin store/former shippon. Granted 25/10/17

## **Consultation Responses:**

### Parish Council

-object on the grounds of need and visibility in the landscape  
- note that a previous barn was given permission to be converted into 3 homes.

### Highways

It is not expected that the proposed building will generate any additional traffic once it is complete.

There is a concern over the location of the proposed building site and that the access from Red Lees Road though Mereclough is quite narrow and steep in some places, it is expected that any order placed with a supplier will make them aware of the issues regarding the access.

Should you wish to support the application we would look for the following condition to be added

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:

- i) Wheel washing facilities
- ii) Measures to control the emission of dust and dirt during construction
- iii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- iv) Routing of delivery vehicles to/from site

As the access to the site is already in place and there are only 2 properties at the junction of Long Causeway, it is not considered necessary for a pre-commencement construction method statement. There is also no demolition required as part of the development as the site is currently undeveloped.

### United Utilities

We would ask the applicant to consider the following drainage options in the following order of priority:

1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above. In line with these comments, we recommend the following condition is attached to any approval notice.

### Recommended Condition

*Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.*

*Reason: To secure proper drainage and to manage the risk of flooding and pollution.  
Planning and Environmental Considerations*

### **ADAS Agricultural Consultants Assessment**

The application appears consistent with its intended agricultural purpose. We would not contest the function or design of the proposal based on the supplied information. We note the previous planning permission for conversion of a highly similar agricultural building to a residential dwelling.

### **Greater Manchester Ecology Unit**

We do not wish to raise any objections to the application on nature conservation grounds.

The proposed storage building will not affect any designated wildlife sites, specially protected species or priority habitats. The site would appear to be served by an existing trackway, so no vegetation clearance would seem to be needed to facilitate access to the site.

Given its upland position the new building will be prominent in the landscape. Generally we would not recommend tree planting in the uplands, but in this case I note there has been some relatively recent tree planting on nearby sites so the introduction of trees as a landscape screen for the building may be appropriate for this site and may contribute to nature conservation enhancement. Birch, hazel or hawthorn would not be out of place.

## **Planning and Environmental Considerations:**

### **The principle of development**

Policy SP1 states that when considering development proposals, Burnley Borough Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the NPPF.

Policy SP4, details the development strategy for the borough. Part 4 of this policy states that; *the open countryside is defined as land beyond any Development Boundary. In the open countryside development will be strictly controlled.*

Policy EMP5 of the Burnley's adopted Local plan gives support for existing or new businesses in the open countryside. Whilst the policy does not refer directly to agricultural buildings, the policy does not preclude them and given the building is within the open countryside and has been evidenced for housing agricultural machines and vehicle's then in principle the development is acceptable providing the development meets all other Local Plan policies.

### **Main issues**

The main issues in the consideration of this application are;

- design/materials;
- the impact of the development on residential amenity;
- Other issues

### **Design and Appearance**

Paragraph 124 of the NPPF states the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The siting of the building is 200m from the applicant's home. The land is relatively flat with an area of trees to the south western boundary. Whilst the trees will help to soften the impact of the building, it will still be visible when viewed from Lower Causeway Side and Causewayside Farm. It is not uncommon to have buildings of this nature in the open countryside, and it not considered that the appearance of the agricultural storage building will be of detrimental to the character of the immediate surroundings.

There appears to be a large area of hard standing which is already in place, and whilst an area of hardstanding would be necessary to enter the building the amount of hard standing is at its limit and any further hardcore would not be characteristic of the open countryside.

The design and choice in materials for the building appear to be fit for purpose and this view is shared with the agricultural consultants who have assessed the application.

## Residential Amenity

Policy SP5 of the adopted Local Plan seeks to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users, including reasoning of overlooking.

The proposed building would be sited approximately 200m from the applicant's home and therefore is not considered to have impact upon residential amenity. The more recent Prior Approvals for conversion under class Q would be closer to the building, but given that this type of building is not uncommon in the open countryside and would be located a sufficient enough distance, it would unlikely result in a detrimental impact in regards to a visual or noise amenity impact.

## Other Issues

The applicant has supported the application with details on the agricultural holdings and a schedule of agricultural equipment to be stored.

The Parish Council has raised concerns over the need and this has also been raised with the Council's agricultural consultant. The surrounding farmland has been sold off in parcels and the loss of storage buildings to conversions through Prior Approval class Q. As the applicant has produced evidence of a business and the types of machinery and equipment to be stored, along with land holdings, the Council has no evidence otherwise to question the purpose and need of the building. A condition will be placed to ensure that the building is only used for agricultural purposes to safeguard the character of the open countryside.

**Recommendation:** Approve subject to conditions

## Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the approved plans listed on this notice below.

Reason: To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

3. All materials to be used in the approved scheme shall be as stated on the application form and approved drawings received 9/4/19 and shall not be varied without the prior written approval of the Local Planning authority

Reason: To ensure that the development will be of a satisfactory appearance and to comply with policies SP5 and HS5 of Burnley's Local Plan 2018

4. The building hereby permitted shall be used for agricultural purposes only (as defined in Section 336 (1) of the Town and Country Planning Act 1990).

Reason: To ensure that the building is used solely for agricultural purposes and to safeguard the open countryside in accordance with policy SP4 of Burnley's adopted Local Plan

5. Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Paula Fitzgerald  
10th September 2019