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| Development Management Ref No | No weeks on day of committee | Parish | Ward | Listed by: |
| 152726 | 11 | Arborfield and Newland Ward | Arborfield | Major |

Applicant Location Mr James Lamburn, University of Reading
C E D A R Hall Farm, Church Lane, Arborfield, **Postcode** RG2 9HX
Reading

Proposal Full application for the proposed construction of a new slurry tank and dry cow shed at CEDAR unit at Hall Farm.

Type Major All other developments
PS Category 006
Officer Daniel Ray

FOR CONSIDERATION BY Planning Committee on 3rd March 2016
REPORT PREPARED BY Head of Development Management & Regulatory Services

SUMMARY

The application proposes the construction of a slurry tank and dry cow shed at Hall Farm, Church Lane, Arborfield. The site is the Centre for Dairy Research (CEDAR) which is owned and run by the University of Reading.

The principle of development is considered acceptable as the proposal as the proposal would contribute to the rural economy in accordance with CP11 and no material harm would occur on the character, setting or appearance of the open countryside. No private residential amenity issues would occur as a result of the proposal.

The site is within a known area for archaeology, including on this specific site where an Iron Age boundary ditch was recorded during archaeological watching, however through the use of an appropriate condition preservation by record or in situ would take place if archaeology were to be present on site.

In conclusion, subject to the use of appropriate conditions, approval for planning permission is recommended.

PLANNING STATUS

- Countryside
- 7KM Thames Basin Heath SPA
- Archaeological Site
- Groundwater Zone
- Sand and Gravel Extraction
- Mineral site consultation area

RECOMMENDATION

That the Planning Committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions:

A: Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered '150873_A013 rev C', '150873_A014 rev B', '150873_A015 rev C' and '150873_A30 rev A' received by the local planning authority on 6 October 2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the development shall be as per the details submitted, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

4. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

PLANNING HISTORY

- F/2004/1791 – Proposed agricultural engineering works and small structures for pollution control of farm waste. APPROVED
- F/2004/3206 - Proposed erection of replacement buildings for use as a dairy & research centre. Demolition of existing buildings. APPROVED
- F/2004/3645 - Proposed repositioning of portable building and erection of new timber storage shed. APPROVED
- F/2005/4384 - Proposed erection of 3 new buildings for cattle plus extension to existing building. APPROVED
- F/2007/2546 - Renewal of Planning Permission F/2004/3645 for the repositioning of a portable building and erection of new timber storage shed and retrospective approval for proposed site gates. APPROVED
- F/2010/0038 - Proposed permanent siting of portable building for use in conjunction with existing horticultural unit. APPROVED

SUMMARY INFORMATION

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| Site Area | 1.239 hectares |
| Thames Basin Heath SPA | 7km |
| Original Floor Area | 0 sq m outlined within the application, |
| Proposed Floor Area | however there are a number of |
| Existing Use | buildings and structures relating to the |
| Proposed Use | existing use for agricultural purposes and dairy research |

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| Proposed Parking Spaces | 1779 sq m (1103 sq m Cow Shed, 676 sq m Slurry Store) Agricultural No change |
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| CONSULTATION RESPONSES | |
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| Archaeology: | No objection subject to the use of an appropriate condition to secure a programme of archaeological works as the area is a known area for buried archaeology |
| Environmental Health: | No comment to make |
| Environment Agency: | No objection however referred the officer to pollution prevention and outlined that if infiltration drainage is proposed, it must be demonstrated that it will not pose a risk to groundwater quality. |
| Flood Risk and Drainage Officer: | No objection |

| REPRESENTATIONS |
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| Local Resident: - None received |
| Arborfield and Newland Parish – No objection |
| Ward Member – None received |

| APPLICANTS POINTS |
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| <ul style="list-style-type: none"> • No further information requested. |

| PLANNING POLICY | | |
|---|-------------|---|
| National Policy | NPPF | National Planning Policy Framework |
| Adopted Core Strategy DPD 2010 | CP1 | Sustainable Development |
| | CP3 | General Principles for Development |
| | CP6 | Managing Travel Demand |
| | CP7 | Biodiversity |
| | CP9 | Scale and Location of Development Proposals |
| | CP11 | Development outside of settlement limits, including countryside |
| Adopted Managing Development Delivery Local Plan 2014 | CC01 | Presumption in Favour of Sustainable Development |
| | CC02 | Development Limits |
| | CC03 | Green Infrastructure, Trees and Landscaping |

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| | CC04 | Sustainable Design & Construction |
| | TB21 | Landscape Character |
| | TB23 | Biodiversity |
| Supplementary Planning Documents (SPD) | BDG | Borough Design Guide |
| | WPSS | Wokingham Parking Standards Study Report October 2011 |

PLANNING ISSUES

Description of development

- 1) It is proposed to construct a new cow shed and slurry pit. The cow shed would be constructed of naturally coloured timber space boarding above pre-cast concrete panels under a fibrous cement sheet cladding roof. The many entrances to the shed would be through galvanised steel gates. The proposed slurry pit would be a 'glass fused steel structure' which gives the strength of steel and the anticorrosive properties of glass.
- 2) The key dimensions of the proposal are as follows:
 - Cow Shed
 - 9.3 metres in height to the ridgeline
 - 6.0 metres to the eaves
 - 30.0 metres in width
 - 36.7 metres in length
 - Slurry Pit
 - 7.07 metres in height
 - 23.3 metre diameter

Background

- 3) Previously the National Institute for Research in Dairying (N.I.R.D.), CEDAR have expanded at the site from the early 20th Century in to the modern day, increasing their land holding and modernising their research facilities. Now associated with the University of Reading this application proposes to improve the facilities on the site. It is expected that there would minimal increased traffic movement to the site as the proposal is to improve facilities on the site rather than intensify operations.

Principle of development

- 4) The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

- 5) The site is located outside the settlement limits and therefore development would only be acceptable if in accordance with Policy CP11 of the Core Strategy. CP11 of the Wokingham Borough Core Strategy states “proposals outside of development limits will not normally be permitted except where... (1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and (2) it does not lead to excessive encroachment or expansion of development away from the original buildings...
- 6) The proposed development would be contained within an existing site and not project further out in to the open countryside beyond the existing site area. As a result the development is considered acceptable as the use would help contribute to the diverse and sustainable rural enterprises within the borough without excessively encroaching in to the open countryside.
- 7) Policy CP3 of the Wokingham Borough Council Core Strategy states that; development must be appropriate in terms of its scale of activity, mass layout, built form, height, materials and character of the area in which it is located, and it must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers.
- 8) The proposed development would be both agricultural in use and appearance and not appear out of place with the countryside setting the application site is set within. Immediately adjacent to the proposed cow shed is a much larger shed that covers a substantial area of the application site and would dwarf the proposed structure in scale. As such it is considered that the proposed development is in accordance with adopted policy.

Impact on the Character of the Area

- 9) The area is agricultural in nature and the proposed development is in keeping with the countryside activities that are already taking place. The proposed building is agricultural in design and nature and would not appear out of place in this location. No alterations to existing planting are proposed and as such, the proposal is deemed acceptable as there would be no undue or negative impact on the character of the open countryside as a result of this development.

Impact on Neighbouring Amenities

- 10) Directly to the east of the application site there are a pair of cottages. These were granted planning permission in August 1978 under application number 08903. The pair of cottages are agricultural workers cottages are directly linked to the centre of diary research, indeed condition 7 of the planning consent outlines that the occupation of the dwellings shall be limited to a person solely or mainly employed in agriculture...
- 11) The proposed development would not lead to any overlooking, overshadowing or overbearing issues, however there may be some disruption caused as a result of the construction phase of the development. However this would not

warrant refusal. In any case, as the cottages are directly linked to agricultural uses, particularly those at the Centre of Dairy Research, any disturbance from agricultural uses would be expected by the residents as they would be working on the land.

Highways & Parking

- 12) The proposed scheme does not offer any detail regarding the number of existing or proposed parking spaces. It is anticipated that there would be no increase in the amount of journey's to the site, instead the application proposes a new shed and slurry pit to improve the existing facilities on the site, rather than new or intensified operations. Whilst no details are included within the application, due to the nature of the site there is plenty of room for parking in an informal manner. It is expected however that most traffic will be agriculture related (tractors and machinery). Whilst some alteration would take place in terms of tracks through the site, the access would remain the same. As such, there are no concerns relating to highways and parking as a result of this proposal.

SPA

- 13) The proposal does not meet the threshold for mitigation against the SPA as there would not be a net increase of dwellings. As such a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

Environmental Health

- 14) No issues have been raised by Environmental Health.

Archaeology

- 15) Following consultation with colleagues at Reading Archaeology, it has been highlighted that the area is in a known area of buried archaeology. As such it has been requested that a condition be included should planning permission be granted to ensure an appropriate scheme of archaeological works are agreed prior to works being undertaken.

CONCLUSION

The proposed development would be in accordance with adopted policy both local and national. The development would have no undue impact on the character and appearance of the countryside nor would it have any detrimental impact on residential dwellings. The scheme as a whole is positive and the centre positively contributes to both the rural economy and is an appointment element of the education provision provided by the University of Reading.

| CONTACT DETAILS | | |
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