DELEGATED REPORT

FILE REFERENCE: SMD/2016/0301

MAIN ISSUES: Principle, impact on the countryside, design and amenity

PUBLICITY/REPRESENTATIONS:

Neighbours – None
Environmental Health – no objection subject to conditions
Environment Agency – no objection subject to informatives.

CASE OFFICER ASSESSMENT:

The application relates to an existing farmstead comprising a red brick farm house, opposite which are a number of large, modern, agricultural buildings, beyond which are a number of slurry pits, sileage clamps and open countryside.

The proposal is for an anaerobic digestion unit, which would be a cylindrical structure of 16m in diameter, with a pitched roof with an overall height of approx. 7.5m. The unit would be sited to the north of the existing farmstead adjacent to the silage clamps.

The proposal is located within the open countryside and special landscape area, where new agricultural buildings are acceptable in principle. The unit is appropriately sited, within the cluster of existing buildings and will not result in encroachment into the surrounding countryside. From the Countryside to the north it would be viewed against the backdrop of the existing buildings whilst it would not be visible from the south and the public road, as it would be screened by the existing buildings. Although it is a relatively tall structure the cone shaped roof reduces the massing, and subject to an appropriate choice of colour it is considered to be acceptable in design and landscape terms. There are no trees or hedges which would be adversely affected.

With regard to amenity, the nearest property, other than the farm house is a bungalow which is over 100m from the site. The Environmental Health Officer has been consulted and raised no objection subject to conditions, and the Environment Agency have recommended an informative to advise the applicant to contact them about any permitting requirements.

The proposal is therefore considered to be acceptable and is recommended for approval.

RECOMMENDATION: Approve subject to conditions.

Date 01/08/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____