

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Decision

TEAM MANAGER
SIGN OFF SHEET

Case No:	07/00908/FUL	Valid Date	23 April 2007
W No:	14766/05	Recommendation Date	18 June 2007
Case Officer:	Lorna Hutchings	8 Week Date	18 June 2007
		Committee date	3 July 2007
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal: Installation of 2 no. milk silos

Site: Hawks Nest Farm Bishops Wood Road Mislingford Fareham Hampshire

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	N

DELEGATED ITEM SIGN OFF		
<p style="text-align: center; margin: 0;">APPROVE</p> <p style="margin: 0;">Subject to the condition(s) listed</p>		
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:-

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Item No: 9
Case No: 07/00908/FUL / W14766/05
Proposal Description: Installation of 2 no. milk silos
Address: Hawks Nest Farm Bishops Wood Road Mislingford Fareham
Hampshire
Parish/Ward: Swanmore
Applicants Name: Watson Dairies Ltd
Case Officer: Lorna Hutchings
Date Valid: 23 April 2007
Site Factors: None
Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

Site Description

The proposal site comprises a small area of land behind existing and approved silos within an established milk processing complex.

At the site exists a bottling plant comprising a number of single storey shallow pitched steel framed and clad buildings with 4 no. existing milk silos, with a 2 further approved behind, painted dark brown, and other associated plant in front.

Access to the site is from Bishops Wood Road to the east off a concrete access track. There is parking to the northeast side of the buildings and structures separated by hedging and mature trees.

The complex is set on a levelled area within generally rising land to the northwest, with a dense mature belt of trees as a backdrop.

Proposal

2 no. new silos 12m high and 4m wide as existing, for organic milk processing, located immediately behind existing (to northwest).

Relevant Planning History

W14766/01 Extension to milk bottling complex - Application Permitted - 26/06/1997

W14766/03 Extension to existing cold store; erection of new cold store and 2 no. milk silos; demolition of existing agricultural buildings and levelling of area to provide lorry and car parking - Application Permitted - 24/06/2005.

Consultations

Engineers: Highways:

Recommend approval – From the information provided, the processing of organic milk will replace that part of the regular milk processing lost as a result of suppliers switching to the production of organic milk. It is therefore unlikely that the proposals will interfere with the safety of highway users using the adjoining public highway.

Landscape:

Recommend approval – the location proposed is the best as it is less intrusive to cluster the silos together. If possible, existing planting should be supplemented.

Representations:

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Swanmore Parish Council – Support.

14 letters received objecting to the application for the following reasons:

- Lorry traffic increase down already congested and inadequate roads, highway hazard to other road users, erosion of road, environmental degradation, noise, pollution.
- Additional development (lagoons) required exacerbating smell problem.
- Increase in production inevitable.
- Industrial development not appropriate in rural location.
- Unsightly buildings out of character.
- Loss of enjoyment of local rural area.

Reasons aside not material to planning and therefore not addressed in this report

- Light pollution from existing buildings

0 letters of support received.

Relevant Planning Policy:

Hampshire County Structure Plan Review:

EC3, T5, C2, E6.

Winchester District Local Plan Review

CE5, CE13, CE18, T1.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPG 13 Transport

Supplementary Planning Guidance

None

Planning Considerations

Principle of development

It is considered that the proposal is acceptable in principle under policy CE13 which allows development necessary for agriculture in a rural location in so much as the development relates to the processing of milk, which is an activity which supports farming in the area, albeit it is not agriculture '*per se*'.

The proposal is for 2 additional silos specifically for the processing of organic milk collected from local dairy farmers at Landford and Exton. Furthermore, the additional silos are also acceptable in principle under policy CE18 as they are within an established processing complex for rural enterprise which is appropriate within this location.

Impact on Landscape Character.

The silo structures in general are in keeping with the rural character of the area as they are common features in such locations.

They will be set at the same level and are of the same design and colour as the existing silos and will be sited tightly behind so that visual impact will be minimal.

Currently the silos are visible behind the buildings, from the road to the south over some distance, from Bishops Wood Road and a public footpath to the south.

The buildings are grouped together and in front of a significant backdrop of trees. The additional two silos will benefit from this also and will be viewed within the context of the existing silos and buildings and so it is considered that the proposal will result in no material visual harm.

Impact on Highways

This is a matter of some concern locally, however, the applicants do not intend to increase overall production but want to convert some of their production to organic milk due to increasing consumer demand and the opportunity for additional income due to higher organic milk prices. The organic food production regulations require complete separation between non-organic and organic products and so new silos are required and the existing silos cannot be used for this

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purpose.

At present 2 tankers leave the site to collect milk from farms daily and it is proposed that one of these existing trips will change to pick up from the organic dairy source.

Therefore, it is considered that the proposal would be unlikely to significantly increase capacity at the site and should not result in any material impact on the highway, and is acceptable.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The external surfaces of the silos hereby permitted shall be painted dark brown to match the colour of the existing silos at the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: EC3, T5, C2, E6.

Winchester District Local Plan Proposals: CE5, CE13, CE18, T1.