

<b>Parish:</b>	<b>Outwell</b>	
<b>Proposal:</b>	<b>Construction of general purpose agricultural barn</b>	
<b>Location:</b>	<b>Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk</b>	
<b>Applicant:</b>	<b>Mr James Vickers</b>	
<b>Case No:</b>	<b>17/01048/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr Bryan Meredith</b>	<b>Date for Determination:</b> <b>25 July 2017</b> <b>Extension of Time Expiry Date:</b> <b>8 September 2017</b>

**Reason for Referral to Planning Committee –** The views of the Parish Council are contrary to the Officer recommendation

### **Case Summary**

This application for full planning permission proposes the construction of general purpose agricultural barn. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and rest room on site.

The site is located outside the development boundary of Outwell, which, with Upwell; is twinned together as a Key Rural Service Centre in the adopted Site Allocations and Development Management Policies Plan (SADMPD) (2016).

### **Key Issues**

Principle of Development;  
Form and Character;  
Impact upon Neighbour Amenity;  
Highway Issues;  
Other Matters

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application seeks full planning permission for the construction of a general purpose agricultural barn. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and rest room on site.

The application site lies on the northern side of Baldwins Drove, Outwell at the eastern end of the village, outside the development boundary.

The application site currently comprises 0.16 hectares of land, used for storage of hay, agricultural machinery and care of livestock, which include horses, Manx sheep, goats, chickens and dogs. Existing residential properties and gardens lie to the north-east of the application site facing onto Cemetery Road with further dwellings located north-west of the site along Baldwin's Drove.

## **SUPPORTING CASE**

A supporting statement was submitted with the application. The statement sets out the following:

The proposed barn comprises a 3 bay open fronted cartshed, to be used for the covered storage of hay and agricultural machinery, a secure workshop/ store to be used for the storage of hand tools, any chemicals used in the smallholding operation of the site, and sheltered space to carry out routine maintenance of the agricultural machinery, and a rest room with W.C., for use by the applicants, site visits and vets etc. providing a place to change clothes, wash and rest during inclement weather.

Livestock on the site includes horses, Manx sheep, goats, chickens, geese etc., together with a large apple orchard. The general day to day operations require a regular presence on site, and the proposed barn will dramatically improve conditions for applicants when working on the site, together with providing secure storage in what is a rather isolated location.

Other structures exist on the site, both of which have been investigated by the Environmental Quality Officers and Planning Enforcement Officers. Following said investigations it was deemed nothing untoward was happening on site.

## **PLANNING HISTORY**

None

## **RESPONSE TO CONSULTATION**

**Parish Council: REFUSE** on the following grounds:

There is already a quite substantial galvanised shed already erected on this plot. What are the reasons a building of this nature is required on this small plot that actually there is not enough land to warrant a building, this is not in a sustainable area. The other matter raised from the plans was having studied the roof plan, floor plan and elevation, why does an agricultural building require brick walls with timber cladding above and white UPVC windows?

**Highways Authority: NO OBJECTION:** The application is to be utilised in connection with the existing small holding and would support that use. Traffic levels are likely therefore to be very low and as a result there is no objection to the principle of the application.

**Environment Agency: NO OBJECTION**

**Environmental Quality: NO OBJECTION:** Based on the information supplied, no comments to make regarding contaminated land or air quality.

**REPRESENTATIONS ONE** letter of OBJECTION was received raising the following concerns:

- The land is used for nothing related to agriculture
- Question why the applicant would need another building on the site?
- Concerned that the applicant intends to move into this proposed unit and out of the caravan they currently occupy.

## **NATIONAL GUIDANCE**

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are:

- Principle of Development
- Impact upon the appearance and character of the countryside
- Impact upon Neighbour Amenity
- Highway Issues
- Flood Risk
- Other Material Considerations

## **Principle of Development**

The application site lies within an area designated as 'countryside' as specified within the SADMPD, to the east of Outwell. This proposal is for the construction of general purpose agricultural barn. Despite the site lying in the countryside where policies are restrictive, agricultural related development is considered acceptable in accordance with Policy CS06 of the Core Strategy (2011) and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan (2016).

## **Impact upon the character and appearance of the countryside**

The application site is a parcel of land amongst a larger area of agricultural land to the north-east of the Baldwins Drove. As a result, there is a rural feel to the locality. The application site is currently well screened from the nearby parcels of land by established hedgerow, fencing and some trees, but exposed to the south. The barn is to be constructed with timber cladding on the elevations above a brickwork base, white UPVC windows and profiled steel roof sheets. The barn will provide a cart shed/hay store, workshop/store and restroom on site.

The proposed barn is a utilitarian type structure which is prevalent type of development throughout the countryside. Overall the impact of the proposal on the character of the countryside is minimal and is in keeping with similar type of developments across the Borough.

## **Impact upon Neighbour Amenity**

The site plan identifies that proposed agricultural barn can be satisfactorily accommodated along the eastern boundary of the site without causing detrimental neighbour amenity issues. There is adequate distance between the application site and proposed agricultural barn and any neighbouring properties.

## **Highway Safety**

Existing access is in place to the site from Baldwins Drove. The Highway Officer has commented that the application is to be utilised in connection with the existing small holding and would be supportive of that use. Traffic levels are likely therefore to be very low and as a result the Highway Officer has no objection to the principle of the application.

## **Flood Risk**

The application site is located on land designated as Flood Zone 2, 3 and Hazard Zone of the Council's adopted Strategic Flood Risk Assessment (2009). The Environment Agency has no objection to this proposal.

## **Other Material Considerations**

A third party representation raised concerns with the proposal being used for purposes unrelated to agricultural land, and is concerned that the applicant intends to move into the barn and live there. It is further questioned why an individual would need an additional building on this parcel of land.

It is noted that the site and applicant have been investigated by both Planning Enforcement and Environmental Quality. No residential use was found to have taken place on this site. Furthermore, the concern of unauthorised use on the site can be overcome with the

imposition of a condition limiting the use of the barn to agricultural purposes only. Should the condition be breached, enforcement action could be taken.

## **CONCLUSION**

For the reasons outlined in this report it is considered that the proposed development accords with the overarching aims of national and local policy and would not have a material detrimental impact on the amenity of the locality. The proposal is therefore acceptable in principle with Policies CS06 and CS08 of the Core Strategy and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan. It is therefore recommended that this application be approved subject to the following conditions.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (titled:
  - Location Plan, scale 1:1250, date received 30/05/17,
  - Block Plan, scale 1:500, date received 30/05/17,
  - Proposed Floor Plans, Elevations and Roof Plan drawing number 1409.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The building hereby permitted shall be used for agricultural purposes only in relation to the use of the adjoining land and it shall at no time be used for any other business or commercial purpose or as an independent unit of residential accommodation.
- 3 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.