

AGENDA ITEM NO: 8/2(c)

Parish:	Methwold	
Proposal:	Retention of access track and entrance walls	
Location:	Cherry Tree Farm Thornham Road Methwold Norfolk	
Applicant:	Tracy Peckham	
Case No:	18/01791/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 3 December 2018 Extension of Time Expiry Date: 8 February 2019

Reason for Referral to Planning Committee – Application should be considered in conjunction with applications ref: 18/01729/CU and 18/01730/F, which were called in by Councillor Lawrence.

Neighbourhood Plan: No

Case Summary

Retrospective permission is sought for the creation of an access track and entrance walls at agricultural land to the north of Thornham Road. The application has been submitted alongside applications ref: 18/01729/CU and 18/01730/F, which seek to change the use of the land to leisure and for the retention of a caravan for temporary residential use and were called in to committee by Councillor Lawrence.

The site is located outside the development boundary for the Village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the Site Allocations and Development Management Policies Plan (2016).

Key Issues

Principle of Development
Highway Safety
Form and Character
Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The land is situated at Cherry Tree Farm, to the north of Thornham Road, Methwold.

The application seeks full retrospective consent for the construction of an access track and entrance walls, facilitating the change of use of land in relation to applications ref: 18/01729/CU and 18/01730/F. The site is currently agricultural land, with proposals submitted alongside this application seeking to change the use to leisure, and allow the siting of a caravan for temporary residential use.

Whilst this application seeks permission solely for the retention of the surfaced access track and entrance walls, it should be noted that the track is proposed to facilitate the changes of use proposed within the other applications, ref: 18/01729/CU and 18/01730/F.

SUPPORTING CASE

None submitted with this application.

PLANNING HISTORY

18/01729/CU: - Change of Use of land from agricultural to leisure (D2) - Cherry Tree Farm
18/01730/F: - Retention of caravan for temporary residential use - Cherry Tree Farm

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION.

Local Highway Authority: NO OBJECTION.

I note that this application does not propose a new point of access with the public highway, but maintains the existing and provides surfaced link through the land. As such I do not have an objection to its retention as in isolation it would not generate additional traffic.

The applicant should however be aware that our recommendation has been made in relation to a balanced of the access track only and is not to be considered as an acceptance of any future development on this site

Cadent Gas: We DO NOT OBJECT to the proposal in principle.

- There is a high pressure pipeline local to the proposal, the pipeline has a 19.7m 'Building Proximity Distance' (BPD) applicable, Cadent Gas will object to any building that is sited within this distance of the pipeline.
- The high pressure pipeline is classed as a 'Major Accident Hazard Pipeline - High Pressure' and is sited within the HSE consultation zones, therefore the application will need to be put through the HSE Land Use Planning (LUP) process by the LA to confirm if the proposal is acceptable.

Representations

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

- The main considerations are:
- Principle of development
- Highway Safety
- Form and Character
- Other considerations

Principle of Development

The site is located outside the built extent of the village of Methwold, which is categorised as a joint Key Rural Service Centre (with Northwold) in the adopted Local Plan (specifically the Site Allocations and Development Management Policies Plan (2016) (SADMP). There is a development boundary for the village however the site is some distance from this and is classed as being within the countryside.

Policy DM2 Development Boundaries (SADMP) specifies that areas outside development boundaries will be treated as countryside where new development will be restricted and limited to that identified as suitable in rural areas by other local plan policies; including CS10.

The proposal is located on the northern side of Thornham Road, Methwold. The surfaced access track provides a route between the centre of the site and the existing junction with the adjacent highway.

Whilst the land was previously used for agriculture, permitted development under Part 6 of the GPDO provides rights which are reasonably necessary for the purposes of agricultural within the unit. The information provided within the application suggests that the site is no

longer used for the purposes of agriculture, and the construction of the track therefore requires permission.

In terms of permitted development, gates, walls and fences cannot exceed 2m in height, or 1m in height if adjacent to a highway. The proposed walls include piers measuring approximately 2.2m from existing ground level, therefore do not benefit from permitted development rights and require planning permission.

In isolation, the principle of an access track and entry walls in this location is considered acceptable subject to accordance with other policies of the local plan.

Highway Safety

The application does not propose a new point of access with Thornham Road, instead maintaining the existing access and resurfacing to provide a route to the centre of the site. In isolation, this resurfacing alone is not believed to pose significant risk to the safety of highway users.

Form and Character

The form and character of the locality is rural in nature. The application seeks retrospective permission for the construction of a track, between the existing access with Thornham Road and the centre of the site.

The access track alone, whilst the choice of materials will lead to a level of urbanisation of the street scene, is not so out of keeping with the rural appearance of the surrounding land to warrant refusal. The application is therefore considered to accord with Policy CS06 of the Core Strategy (2011) and Policy DM15 of the SADMP (2016).

Other Considerations

The application has been submitted alongside two other applications which seek to change the use of the land to leisure, and allow the siting of a caravan on the site for temporary residential use (Ref: 18/01729/CU and 18/01730/F respectively). Whilst this application seeks permission for the access track and entrance walls only, it should be noted that the track is proposed to facilitate the change of use of the land, and the cumulative impact of the applications without adequate justification has a greater impact on the character and appearance on the countryside.

Crime and Disorder there are no specific crime and disorder issues relevant to this application.

CONCLUSION:

It is your officer's opinion that the creation of an access track in this location, utilising the existing junction with the adjacent highway is acceptable. The proposed access track is considered to accord with the relevant policies of the local plan, including DM15 and CS11.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be completed in accordance with the following approved plans: 13175A
- 1 Reason For the avoidance of doubt and in the interests of proper planning.