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| Parish: | Pentney | |
| Proposal: | Erection of storage barn for commercial purposes | |
| Location: | Rosewood House Narborough Road Pentney KINGS LYNN | |
| Applicant: | Mr & Mrs Barnard | |
| Case No: | 20/01942/F (Full Application) | |
| Case Officer: | Lucy Smith | Date for Determination: 1 February 2021 |

Reason for Referral to Planning Committee – Officer recommendation is contrary to the views of the Parish Council & referred to Planning Committee by Sifting Panel

Neighbourhood Plan: No

Case Summary

The proposal is for the construction of a storage building on land to the rear of Rosewood House, Narborough Road, Pentney. The applicant seeks consent for the building to store machinery and parts for their business use.

Key Issues

Principle of Development
 Highway Safety
 Form and Character
 Other material considerations

Recommendation

APPROVE

THE APPLICATION

The proposal is for the construction of a storage building on land to the rear of Rosewood House, Narborough Road, Pentney. The applicant seeks consent for the building to store machinery and parts for their business use.

SUPPORTING CASE

The whole purpose of this building is to allow me to store my stock of Matbro telehandler parts as at 68 I am semi-retired (two or three days a week at most) and slowly running my business down. Matbro ceased manufacturing telehandlers in 1998. My customer base is the smaller farmer who will purchase replacement parts to maintain their machine as in these difficult economic times he is unable to afford the purchase of a new machine ranging from £50,000 to £80,000.

Regarding distribution most packages will be taken to the post office for dispatch, a larger parcel would go via TNT, generally speaking no more than once or twice a week. If there was a pallet I would take this myself to the distribution depot in Thetford.

If I need to purchase new parts these would be supplied by a manufacturer in Ely, or three companies in Gloucestershire as I do not undertake any manufacturing myself.

I am well aware of the proximity of my neighbours and therefore will be keeping any noise to the minimum. For the record I would just like to reiterate that this small business is strictly to store and distribute Matbro telehandler spare parts.

PLANNING HISTORY

20/00535/F: Application Permitted: 03/06/20 - Proposed extension to garage and minor internal alterations - Timbertop Narborough Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT to this planning application for the following reasons :- Looks like an Industrial building within a residential area. If the roofing materials were changed to pantiles (not metal sheeting), the roller doors changed helping it to blend into a residential setting it might become more acceptable. Concern that if the business develops into a manufacturing type then industrial noise pollution could become unacceptable for such a residential setting. Shielding the barn with a yew hedge and yew tree will take years to establish before they successfully become a shield.

Highways Authority: NO OBJECTION subject to conditions controlling the use of the building and scale of commercial use

Arboricultural Officer: NO OBJECTION, recommended conditions relating to replacement planting

REPRESENTATIONS None received at time of writing

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

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SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

Principle of Development:

The proposal is for the construction of a storage building on land to the rear of a detached dwelling in Pentney. The building is proposed to be utilised, by the occupant of the dwelling, for the storage of telehandler parts. Business operations are proposed to be part time and small scale, however the scale of the building is such that it would be considered more than an incidental use.

The building is located wholly within the large curtilage of Rosewood House, to the rear of properties fronting Narborough Road and with open agricultural land further to the rear (north).

The creation, retention and expansion of rural enterprises is widely supported by policies at both a local and national level. As a building within the curtilage of an existing dwelling and operated in connection with the occupation of that dwelling, the proposed business is considered to be in a suitable location for the purposes of Policy CS10 of the Core Strategy (2011), subject to conditions relating to the use and operation of the business in association with the adjoining dwelling.

Highway Safety

The building is proposed to be accessed via a track to the side of the dwelling to the south of the site, with access to Narborough Road remaining as existing on site. The Local Highway Authority has stated no objection to this layout or the proposed use, subject to conditions controlling the use and operations of the building in connection with the dwelling.

The application therefore complies with policies CS08, CS11 and DM15 of the Local Plan in regards to highway safety.

Form and Character and Impact on Neighbours:

The building is proposed with width of 9m and depth of 13m and sited to the rear of the dwelling, adjacent to an existing tennis court and a minimum of 30m from site boundaries. Screening is provided by a large group of trees across the site. The building will be clad in timber with metal sheeting roof and roller shutter door which is considered appropriate for the proposed use and unlikely to lead to adverse impacts on the vicinity.

The Parish Council raised concern over the visual impact of the building and the proposed materials on the form and character of the area. These comments are noted, however the proposed building is of utilitarian design and appearance which is not considered to be out of context with the rural character of the immediate locality. The position of the building, to the rear of the dwellings fronting this part of Narborough Road further limits any opportunity for

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adverse impacts on the street scene, as the existing dwelling and vegetation will provide significant screening.

As a storage use, there is limited opportunity for works/operations on site to pose a significant impact on the amenity of adjoining properties, which are located in excess of 60m to the south east and south west of the proposed unit. Conditions are however recommended to ensure that both the use of the building and hours of operation are adequately controlled to prevent any future expansion or any greater adverse impacts.

Other Material Impacts:

There are a number of trees on site, some of which will have to be removed to facilitate the construction of the building. The trees to be removed comprise a small group of pine trees and birch trees that are within the footprint of the proposed building. The majority of the trees indicated for removal have significant amounts of deadwood present throughout the crown, as identified by the tree survey. The Arboricultural Officer has raised no objections to the loss of these trees, requesting replacement planting which is recommended to be controlled via condition.

Crime and Disorder There are no known crime and disorder impacts.

CONCLUSION

The creation and expansion of rural enterprises is supported by policies at both a local and national level. The building is of limited scale and its position in relation to the adjacent dwelling and distanced from surrounding dwellings is considered suitable to mitigate any adverse impacts on adjoining properties and the form and character of the area. Conditions are recommended however to ensure that the building is only used for storage purposes in connection with the dwelling on site and to restrict the development from any future expansion which may have a greater impact on the locality.

Overall, the proposal is considered to comply with Policies CS06, CS08, CS10 and CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

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:

*2094-10A
- 2 **Reason:** For the avoidance of doubt and in the interests of proper planning.
- 3 **Condition:** The storage building hereby approved shall be used for storage purposes only and be held and occupied in connection with the occupation of the dwelling known

as Rosewood House, Narborough Road, Pentney outlined in red on dwg. 2094-10A only and shall at no time be utilised or sold as a separate or unassociated unit.

- 3 Reason: For the avoidance of doubt and in the interests of the amenity of the locality in accordance with the NPPF.
- 4 Condition: The development hereby permitted shall be constructed in accordance with the recommendations and mitigation measures detailed in the Arboricultural Survey and plan, written by S.P.Landscapes & Tree Constructors Ltd and submitted as part of this application.
- 4 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 5 Condition: Prior to the first use of the development hereby permitted, a scheme detailing replacement trees shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 5 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 6 Condition: All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 6 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 7 Condition: The storage building hereby permitted shall only be used between the hours of 0900 - 1700 Monday to Friday and 0900 - 1200 on Saturdays and at no time on Sundays or bank or public holidays unless otherwise approved in writing by the Local Planning Authority.
- 7 Reason: For the avoidance of doubt and in the interests of the amenities of the locality in accordance with the NPPF (2019).