

BOROUGH OF KETTERING

Committee	Full Planning Committee - 30/06/2015	Item No: 5.10
Report Originator	Alan Davies Development Officer	Application No: KET/2015/0361
Wards Affected	Welland	
Location	The Dales, Green Lane, Ashley	
Proposal	Full Application: Agricultural building for storage	
Applicant	Mr C Squires H T Squires & Son,	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing number G(1) dated 30/04/2015.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0361

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2015/0299 – Prior Approval. Agricultural storage building. No objection 17/04/2015.

KET/2011/0672 – Agricultural storage building. Approved 30/03/2012.

Site Description

Officer's site inspection was carried out on 18/05/2015.

The application site lies to the south of Ashley village and is accessed from an unclassified road to the north (Green Lane). The site of the proposal is the southeast corner of the farmyard, which lies to the immediate east of The Dales. The area is currently used for the storage of hay bales and feed for the cattle. It is part of the established farmyard which comprises a range of barns and agricultural storage buildings to the west, served by an unmade vehicular access from Green Lane to the north.

Proposed Development

It is proposed to construct an open-sided barn with a ridge height 6m and footprint of 23m x 20m. The roof will be constructed of plastic coated corrugated steel sheets.

Any Constraints Affecting The Site

Outside of Ashley Conservation Area
Within Open Countryside

4.0 Consultation and Customer Impact

Parish Council

No objection subject to the imposition of a condition and a more significant proportion of farm traffic is redirected across fields/farm tracks to the outlying roads.

Highway Authority

The application states that the open-sided barn is for the storage of animal bedding and machinery. This is not an expansion of the farm, rather an increase in the covered storage areas storing items already on the farm. There is no reason for the number of vehicle movements to increase. Therefore no concerns to the proposal are raised provided that the applicant keeps the highway clear of deleterious material. The previous application in 2011 raised no concerns from NCC Highways either.

Neighbours

One letter of support has been received and 10 letters of objection which cite

the impact of the farm vehicles and the overall resultant traffic impact upon Green Lane as a major concern.

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Building a strong, competitive economy

Policy 3. Supporting a prosperous rural economy

Policy 7. Requiring good design

Policy 11. Conserving and enhancing the natural environment

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 9. Distribution & Location of Development

Policy 13. General Sustainable Development Principles

Local Plan

7. Environment: Protection of the Open Countryside

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Design, character and appearance
3. Heritage considerations
4. Residential amenity
5. Highway safety

1. Principle of development

The Core Planning Principles (Paragraph 17) of the National Planning Policy Framework states that Local Planning Authorities should proactively drive and support sustainable economic development whilst at the same time recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Local Planning Authorities must also always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This proposal therefore has to be determined in light of these Core Planning Principles along with all other relevant policies, which include Policies 1, 3, 7, 11 and 12 of the National Planning Policy Framework, Policies 9 and 13 of the North Northamptonshire Core Spatial Strategy and Policy 7 of the 1995 Local Plan for Kettering Borough.

It is considered that national planning policy is supportive of this proposal and

in particular Policy 3 of the National Planning Policy Framework stresses that Local Planning Authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings and also promote the development and diversification of agricultural and other land-based rural businesses. This national advice therefore encourages Local Authorities to support development proposals that enable agricultural enterprises to become more competitive, sustainable and environmentally friendly, adapt to new and changing markets, comply with changing legislation and associated guidance, diversify into new agricultural opportunities and broaden their operations to 'add value' to their primary produce.

At the local planning policy level Policy 7 of the 1995 Local Plan for Kettering Borough states that development will not be allowed in the open countryside unless provided for within the development plan. There is no provision within the saved policies of the 1995 Local Plan for Kettering Borough which allow for such development; although it is accepted that agricultural barns are, by their very nature, almost always located within the open countryside. Policy 9 of the North Northamptonshire Core Spatial Strategy also stipulates that development will be located to strengthen the network of settlements and that development in the open countryside will be strictly controlled. It is accepted however that this location, within an existing farmyard next to existing barns is the most appropriate location for this development.

The applicant has confirmed that this proposed open-sided barn is intended to be used for the storage of animal bedding, feed and associated machinery. A large amount of the material used for animal bedding is currently stored outside in various locations across the farm. Straw for bedding has to be very absorbent and as a result when it is stored outside it readily absorbs rainwater. As a result as much of 20% of the bedding that is stored outside during winter is unfit by springtime and therefore has to be composted and returned to the fields: with the provision of this open-sided barn the amount of material that has to be composted and returned to the fields will be greatly reduced, which will have a positive impact upon the village as less vehicle movements will be required to return the composted straw to the fields in springtime.

Given that the building will be used for the storage of grain, bedding, agricultural produce and machinery it has been considered whether it would be prudent to attach a condition restricting the use of this building for such purposes. However, given the rudimentary nature of the structure it is considered that its unrestricted use for agricultural purposes is appropriate so as to not unfairly restrict the usefulness of this structure, which would be contrary to the aims and objectives of both Policies 1 and 3 of the National Planning Policy Framework. It is considered that the proposed building is required for agricultural purposes and therefore should be supported in accordance with the above national planning guidance.

2. Design, character and appearance

The proposed building is to be located in the existing farmyard, close to associated agricultural buildings. The site is surrounded by mature native

hedgerow and tree planting and is served by an established vehicular access from Green Lane. The building would be well located in relation to the existing buildings on site and will be almost entirely screened from view from the north (the village of Ashley and its environs) by an existing barn that has recently been constructed to the north of this proposal. It will be viewed in the context of the existing agricultural farmyard and associated buildings and therefore it will appear appropriate within its context. It will not encroach outside of the existing farmyard into open countryside and the enclosed nature of the farmyard along with the mature vegetation that surrounds it will further help to minimise the visual impact of the structure.

The design of the building itself will be typical of a modern agricultural unit, comprising a 6 metre high rectangular plan form building that has a footprint of 23 metres by 20 metres. The structure will have open sides and it will only be the roof and area down to the eaves that will be covered/faced with plastic coated steel panels. This will help to minimise the visual impact of the structure. It has been considered whether it would be prudent to condition the colour/finish of the roof, but given that the drawing submitted with the application states that it will be grey it is considered that this is an appropriate colour within this location and thus further details are not required. Consideration has also been given to the Ashley Village Design Statement, which has limited weight in the consideration of planning applications. This informal policy document recognises the rural setting of the village and seeks to retain its open spaces and undeveloped peripheries. It is considered that the proposed development would not diminish this character in accordance with Policy 7 of the National Planning Policy Framework.

3. Heritage considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. The closest listed building to the application site is The Yeomans, a Grade II listed dwelling to the north of the application site. The Yeomans fronts on to Green Lane and it is located approximately 100m to the north of the proposed barn. This sense of distance and separation is further increased by the existing barn that has already been erected in between the site of the proposed barn and The Yeomans. As such it is considered that the impact upon this Designated Heritage Asset and its setting will be negligible.

The proposed open-sided barn will be located approximately 40 metres to the south of the southern boundary of the designated Ashley Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”. Again, for the same reasons given for the negligible impact upon the listed building and its setting, this proposal will have a minimal impact upon the character or appearance of Ashley Conservation Area. A public footpath and bridleway run to the west of the existing farmyard and some small sections of the building may be visible

from some locations along these routes. However, the existing farm buildings will largely shield the new structure from view, as will the existing vegetation, thus preventing a detrimental impact upon any of the nearby designated heritage assets in accordance with Policy 12 of the National Planning Policy Framework.

4. Residential Amenity

The proposed barn will supplement the existing farm buildings on the site and provide appropriate storage for bedding and feed for the cattle. The applicant has confirmed that the building will not result in the increase of farming activities carried out on the farm, but it will instead improve how the existing farm operates. Whilst this barn will create additional storage capacity the open-sided nature of the barn will ensure that only certain uses are possible, such as the storage of bedding and feed or farm equipment. No mechanical equipment is proposed or required as part of this proposal and therefore no additional noise or disturbance would be generated. The storage of bedding, feed or farm equipment is not a noisy operation and sufficient separation distance will remain as to avoid a detrimental impact upon the amenity of neighbouring residents in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Highway safety

A total of ten objections to the proposal have been received which relate to the impact it will have upon Green Lane and the resultant concerns over local highway safety. This open-sided barn will not result in additional traffic to the site or drastically alter the way the farm business is run, either in nature or scale. It will provide a simple function; primarily that of enabling stored bedding and feed to be kept dry over the winter months. Bedding and feed which is already stored within the farmyard. On this basis, and as outlined in the Highways Authority comments, the proposal will not generate further traffic movements. The access is therefore considered to be acceptable on this basis.

The Local Highways Authority has been consulted on this proposal and no concerns have been raised regarding the development, provided that any vehicles related to the farm using the surrounding public highways keep them free of deleterious material. An informative will therefore be included to remind the applicant of their duties under Section 161 of the Highways Act 1980 to keep the highway clear of 'filth, dirt, lime or other offensive matter'. Also, given the level of concern raised about the impact upon the highway, further information was requested regarding the use of field roads. There are no clear field roads that could, as required by condition, be used as the main vehicular access to the proposed barn. It is considered that the safest way for vehicles to access this proposed barn is via Green Lane. The proposed development will not result in any intensification in use of the site and as such the traffic movements associated with the farm will therefore remain unchanged from their current levels. As the Local Highways Authority has not raised any concerns regarding this proposal it is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of impact upon

highway safety.

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: