

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/11/2018	Item No: 5.4
Report Originator	Alison Riches Development Officer	Application No: KET/2018/0715
Wards Affected	Slade	
Location	Steeples, 35B Loddington Road, Great Cransley	
Proposal	Full Application: Single storey side extension to barn and hardstanding to the front and side	
Applicant	Mr S Payne	

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 listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match, in type, colour and texture, those on the existing building on site.

REASON: In the interests of visual amenity and to protect the character and appearance of the open countryside, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and Policy 7 of the Local Plan for Kettering Borough.

4. The materials, layout, surfacing and construction of the area of hardstanding surrounding the barn building on site shall be as detailed on approved plan 03-09-18, received by the Local Planning Authority on 13th September 2018.

REASON: In the interests of visual amenity and to protect the character and appearance of the open countryside in accordance with Policy 8 of the North

Northamptonshire Joint Core Strategy and Policy 7 of the Local Plan for Kettering Borough.

5. The development hereby permitted shall be used for agricultural purposes only by the owners of 35B Loddington Road and not for any other purpose.

REASON: To protect the general amenity of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and to protect the open countryside in accordance with Policy 7 of the Local Plan for Kettering Borough and Policy 13 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0715

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

3.0 Information

Relevant Planning History

KET/2014/0133. Variation of Condition 1 of KET/2008/0979 in respect of temporary permission. Approved 15/04/2014.

KET/2008/0979. Full. Agricultural building to house sheep and lambs and for storage of equipment and machinery. Approved 03/03/2009.

KET/2006/0042. Approval of Reserved Matters (KE/04/0640). Erection of one dwelling on Plot 2. Approved 10/03/2006.

KET/2005/0322. Approval of Reserved Matters (KE/04/0640): Two no. dwellings. Approved 27/05/2005.

KE/04/0640. Outline. Two detached houses. Approved 11/08/2004.

Site Visit

Officer's site inspection was carried out on 12/10/2018

Site Description

The application site is located at the northwest edge of Great Cransley village, behind a row of dwellinghouses on the southwest side of Loddington Road.

The application site consists of a piece of land in the ownership of No.35B Loddington Road which is the most south-westerly dwellinghouse of two new dwellinghouses built behind No.35 Loddington Road in the mid-2000s. The land in the ownership of No.35B comprises both residential and non-residential land.

The residential land at No.35B is within the Great Cransley village boundary and comprises a detached two-storey red brick L-shaped dwellinghouse with a slate tile roof, a double garage attached to the side (northeast) elevation and a D-shaped wooden conservatory attached to the rear (northwest) elevation. To the front of the property is a large crushed stone driveway which includes a circular turning area and which is bounded by a brick wall and gates along the side (northeast) elevation and by wooden post and rail fencing on all other boundaries. To the rear is a garden which has a 1.8 metre high wooden boundary fence to the side (northeast) with the adjacent neighbour at No.35A Loddington Road and a brick wall and a low hedge to the rear (northwest). The southwest edge of the garden abuts a gravelled access track.

This non-residential land at No.35B is to the northwest of the residential curtilage and is outside the Great Cransley village boundary in the open countryside. This land has an agricultural use as defined by the Town and

Country Planning Act 1990, as amended. On the land is an L-shaped dark green painted wooden barn building which is located to the northwest of the dwellinghouse and is accessed via a track running to the southwest of the dwellinghouse and its garden. The barn building has a compacted stone turning and manoeuvring area to its northeast and southeast for access, manoeuvring and turning. The rear of the barn building abuts the boundary fence with the adjacent farm land to the southwest. The agricultural land is bounded on all sides by wooden post and rail fencing.

The area of Great Cransley surrounding the application site comprises residential development within the village boundary to the northeast and southeast, and agricultural land to the northwest and southwest.

Proposed Development

The red line denoting the application site was originally submitted as including all land in the ownership of No.35B. The proposed development only relates to an area of land within the agricultural part of the curtilage and not the residential part.

During the application process the red line has been amended to only include the existing barn building and an area of agricultural land surrounding it which is affected by the proposed development. All other land in the ownership of No.35B has been marked by a blue line.

As such, the application site is in the open countryside and the proposal is for an extension to the existing barn and alterations to the agricultural area at the site, as follows:

- A single storey gable roofed side extension at the southeast end of the existing L-shaped barn building on site.
- An increase in size of the existing compacted stone turning and manoeuvring area to the northeast of the existing barn building, and a new area of compacted stone to the northwest of the existing barn building.
- The construction of a retaining wall for the new turning and manoeuvring area, faced with vertical timber boarding 1.25 metres high to accommodate the change in land levels, and a wooden post and rail fence along the edge of the turning area.

The amendment to the red line denoting the application site was reconsulted on for 10 days.

Any Constraints Affecting the Site

Outside Cransley village boundary

4.0 Consultation and Customer Impact

Great Cransley Parish Council

- Objection.
- KET/2014/0133 was a variation of condition of KET/2008/0979 for a timber stable block and machinery store. These applications were

objected to by the Parish Council but were granted by KBC.

- KET/2014/0133 was conditional that if the building ceases to be used for sheep or any other agricultural animal then it is to be demolished and the land restored to its former condition, and the building is to be used for agricultural purposes only.
- The current application states the site is an agricultural small holding and the activity is general agricultural holding non-livestock.
- For KET/2014/0133, the Parish Council submitted views which still stand as follows:
- In light of the proceedings lasting over four years which KBC has taken against residents to the north of the site who purchased and enclosed an area of field, planted trees and daffodils and have been made to remove everything including the fence for the reason that the field should have an unobstructed view from other properties, this application should be refused.
- The residents were told that if they grazed sheep on these areas this would be considered as hobby farming and would be unacceptable to the Planning Authority.
- No.35B is a private house and despite having a certain area of land around it, similar to the properties mentioned above, it cannot be considered as a farm.
- There should be a consistent approach to land in this area to enable local people to have confidence of fair treatment for similar applications.
- It is unacceptable that KBC would ever consider allowing the retention of this building which is in contravention of its own policy.

Environmental Health

- No comments to make on this application.

Neighbours

- No comments received.

5.0 Planning Policy

National Planning Policy Framework

Policy 5. Delivering a sufficient supply of homes

Policy 9. Promoting sustainable transport

Policy 11. Making effective use of land

Policy 12. Achieving well-designed places

Policy 15. Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 13. Rural Exceptions

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages
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. The Principle of Development
2. Character and Appearance
3. Residential Amenity
4. Parking and Highway Safety

1. The Principle of Development

The land ownership at No.35B Loddington Road comprises both residential and non-residential land.

The application site consists of a piece of agricultural land within the ownership of No.35B which is in the open countryside to the northwest of Great Cransley village.

The land has an established agricultural use and was formerly used for the grazing of sheep and for lambing. A 5-year planning permission was granted in March 2009, under reference KET/2008/0979, for construction of the existing barn building for the housing of sheep and lambs and for the storage of agricultural equipment and machinery. A subsequent permanent approval was granted for the retention of the barn building on site in April 2014, under reference KET/2014/0133. This approval was conditional on the building being used for the housing of sheep and lambs and for the storage of agricultural equipment and machinery.

As the land has an established agricultural use, the principle of an agricultural use at the site is not an issue for consideration.

Subsequent to the grant of permission in 2014, the land has transferred to a new owner and sheep and lambs are no longer grazed or kept on the land. Great Cransley Parish Council has objected that the agricultural land is not being used in conjunction with the conditional approval granted by KET/2014/0133.

Although sheep and lambs are no longer being kept at the site, a site visit has established continuing agricultural management of the land and the use of the barn building for the storage of agricultural equipment and machinery. This is therefore considered to be acceptable as the planning permissions were originally intended to ensure continuation of a use in association with the management of the land for agricultural purposes.

The Parish Council has also raised the same objection it raised against the 2014 application, regarding action taken by Kettering Borough Council against residents to the north of No.35B Loddington Road as they feel there should be a consistent approach to land in this area.

The land in question was a piece of agricultural land, outside of the village boundary in the open countryside, which sold to the owners of Nos. 61, 63 and 63A – 67 Loddington Road. The occupiers of these properties incorporated the agricultural land as part of their rear private gardens, without applying for planning permission for a change of use of this land. Enforcement notices were served on the properties in May 2012 requiring the removal of all fencing, trees, plants and residential paraphernalia and the return of the land to agricultural. The Notices were subsequently appealed by the owners and were upheld by the Planning Inspectorate, with the Inspector finding that the character of the land had materially and significantly changed from agriculture to use as private gardens.

This application site is used as agricultural land and the existing barn building facilitates this use. There was no evidence at the time of the site visit that the land was in any way being used for residential purposes and as such, it is considered that the Council has had a consistent approach in dealing with residential and agricultural land in this area. A condition is to be added to the approval to secure the use of the land as agricultural.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance

Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The proposed extensions and alterations are to support the existing agricultural use on this piece of land, are confined to agricultural land within the ownership of No.35B, and are not for any residential purpose.

The existing barn on site is a green painted wooden timber panelled building with a corrugated bitumen roof which is located in the open countryside, within the agricultural curtilage of land in the ownership of No.35B Loddington Road. When granting planning permission for previous applications under reference KET/2008/0979 and KET/2014/0133, the existing building on site has been judged to be typical of the type of building you would expect to find in a rural location.

The proposed extension will be at the southeast end of the building, nearest to the dwellinghouse at No.35B. It has been designed to reflect the size scale, and proportions of the existing barn building, and although it is slightly wider, it will not have the roof overhang of the adjacent part of the building, which means that the roof style and pitch will be the same as on the existing building.

Provided the materials match those on the existing building, which can be secured by condition, it is considered that this part of the proposal will not adversely impact on the character and appearance of the existing barn building, and will retain the character and appearance of the agricultural use on this part of the site, which is in compliance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

The proposed extension to the area of compacted stone surrounding the existing barn to its northeast, northwest and southeast, and the associated retaining wall is considered to reflect the character and appearance of the agricultural use at the site. The applicants propose using 100mm Type 1 compacted granular ballast to match the existing driveway, access and parking area, coated timber fencing in front of the retaining wall and wooden post and rail fencing above and, subject to the addition of a condition to secure the material details shown on the submitted plans, it is considered that this part of the proposal will not adversely impact on the character and appearance of the existing agricultural use or the nearby residential uses, which is in compliance with Policy 8(d)(i) of the North Northamptonshire Joint Core Strategy.

3. Residential Amenity

Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy seeks to protect amenity by new development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

The proposed extension to the existing barn building, the extension to the turning and manoeuvring area, and the addition of the fence above, are located in the open countryside within the agricultural curtilage of No.35B at the southwest edge of the application site, to the northwest of the nearest residential neighbours at No.35A Loddington Road, and to the southwest of other residential neighbours on the southwest side of Loddington Road.

It is considered that the low-key nature of the proposed agricultural extensions and alterations together with the separation distance from the nearest residential neighbours is such that there will be no loss of amenity which is in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy.

4. Parking and Highway Safety

Policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The proposed extensions and alterations are to support the existing agricultural use on this part of the site, and will be for the storage and manoeuvring of agricultural machinery within the agricultural curtilage of land in the ownership of No.35B Loddington Road. There will be no impact on the residential parking provision for No.35B which is provided by the existing double garage within the residential curtilage.

As such, the proposal maintains a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards which is in accordance with policy 8(b)(ii) of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring the development to be carried out in accordance with approved plans and to secure the agricultural use, the proposal complies with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: