

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2019	Item No: 5.1
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2019/0256
Wards Affected	Welland	
Location	Queens Head Inn (land adj), Main Street, Sutton Bassett	
Proposal	Full Application: Agricultural track	
Applicant	Mr J L Beaty	

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 field access track shall be surfaced with loose gravel, as shown on approved Drawing Number KA32747-002 Rev E received 30 September 2019, and thereafter shall be permanently retained in that form.

REASON: To protect the character and appearance of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Notwithstanding the requirements of condition 2, the vehicular accesses should have a hard bound surface for at least the initial 5.0m from the highway boundary and the access to the rear field shall be hard surfaced for no more than 10 metres from the rear edge of the carriageway as shown on approved drawing KA32747-002 Rev E received 30 September 2019.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0256

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

3.0 Information

Relevant Planning History

KE/1983/0592: Conversion of farm outbuilding into a residential unit. Refused

KET/2013/0594: Barn conversion to 1 no. dwelling with new access. Withdrawn

KET/2013/0595: Barn conversion to 1 no. dwelling. Withdrawn

KET/2017/0473: Conversion of public house to 1 no. dwelling with demolition of single storey rear extension, conversion of barn to 1 no. dwelling and erection of 2 no. semi-detached dwellings. Withdrawn

KET/2017/0510: Conversion of barn to dwelling. Withdrawn

KET/2018/0063: Demolition of public house. Construction of 3 no. dwellings and conversion of adjacent barn to 1 no. dwelling. Withdrawn

KET/2018/0095: Conversion of adjacent barn to 1 no. dwelling. Withdrawn

KET/2018/0872: 110m road to allow access to agricultural/livestock building. Prior Notification. Refused

Site Visit

Officer's site inspection was carried out on 06/06/2019.

Site Description

The application site is an agricultural field containing cows. The site is in the open countryside. Nearby there is a public right of way footpath UB9. West of the site is agricultural land containing cows and a cow feeder. To the east of the top of the access road are barns and a vacant public house. The public house also forms the southern boundary. To the north of the site is residential property. The access track is currently laid as grass.

Proposed Development

Planning permission is being sought to create a new access to serve the barn. The vehicles would transport animal feed to the animals. The existing access to the barns is grassed area off a metal gate. The existing wall, metal fence and adjacent wooden fence post will be retained. The first 10m of the proposed new field access from the edge of the highway would have a hardbound surface, the remaining length of track to the field boundary would be laid in loose gravel.

Any Constraints Affecting the Site

Adjacent Trunk Road
Outside village boundary

4.0 Consultation and Customer Impact

Parish/Town Council

No comments received.

Highway Authority

Cannot support the application as further information is considered to be needed. However, the Highways Authority are satisfied by the track with respect to the proposed width and materials. The Highways Authority accept the proposed visibility splays are met. There could be changes to the nearby public right of way footpath UB9.

Environmental Protection Officer

No comments.

Neighbours

There were three objections from two different neighbouring properties. The concerns relate to the following issues:

- The site is outside the village boundary so could set a precedent for development
- The proposed track would not be in keeping with the open countryside
- There is already adequate access to the barn to deliver animal feed on an irregular basis
- Concern a delivery vehicle would require a large turning circle or route on the land adjacent to the barn rather than just into the barn
- The access to the proposed track would be located on a bend
- The proposed track would cut across the existing public right of way
- The economy would not be improved by this proposal
- Speculation that the track would serve future dwelling

5.0 Planning Policy

National Planning Policy Framework

Policy 1: Introduction

Policy 2: Achieving sustainable development

Policy 4: Decision-making

Policy 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 8: North Northamptonshire Place Shaping Principles

Saved Policies in the Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Impact on Character and Appearance of the area
3. Impact on Highway Safety and Parking
4. Comments on other points raised by proposal

1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan, unless material planning considerations indicate otherwise. Policy 1 (Paragraph 2) of the National Planning Policy Framework (NPPF) reiterates this.

The principle of development is acceptable as it an agricultural track to serve existing barns from an existing gate from the main road. The development would be small scale and have limited impact on the village so would comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. Impact on the Character and Appearance of the area

Policy 8 of the JCS and Policy 12 require development proposals to respond to the character of an area and maintain a strong sense of place.

This stretch of Sutton Bassett is characterised by agricultural field containing cows and nearby barns, vacant public house and dwellings with their own vehicular accesses.

Although the site is outside the village boundary and in the open countryside, there is an existing gate into the open field so there would not be a significant change from the streetscene or character of the open countryside. The changes to the surfaces on the track to primarily loose gravel would have minimal impact to the character of the locality and would not be an urbanising approach to what remains an agricultural green field.

Subject to a condition to ensure the track is not fully hard-surfaced then the character and appearance of the area would not be harmed. The proposed development complies with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Impact on Highway Safety and Parking

Policy 8 (b) of the JCS seeks satisfactory means of access and provision for parking and resist development that would prejudice highway safety.

The proposed access would not generate any additional traffic as they would serve existing barns and an existing field where no new development or a change of use are proposed.

There was an objection from a neighbouring property that the access to the proposed track would be located on a bend but this is an existing access so would not worsen the existing situation and given the infrequent nature of the use with limited vehicles then this would be acceptable.

An objection from a neighbouring property also concerned a delivery vehicle would require a large turning circle or route on the land adjacent to the barn rather than just into the barn. The Highways Authority are satisfied by the track with respect to the proposed width.

The Highways Authority are satisfied by the track with respect to the proposed materials and this is reflected on Plan No. KA32747-002 Rev E. The Highways Authority are satisfied the proposed visibility splays are met.

The Highways Authority note the potential of a change to the Public Right of Way but given the existing location of the Public Right of Way and no current plans to revise it we consider that the proposed development would not impact the existing Public Right of Way.

As such the proposal is considered to be in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Comments on other points raised by proposal

There was objections from neighbouring properties on grounds not related to planning, such as the limited impact on the economy of the proposed development, whether there is already adequate access to the barn to deliver animal feed on an irregular basis and speculation on a future dwelling which would be covered in future applications and do not form part of this application.

Conclusion

Subject to the imposition of relevant conditions, the proposal would have limited impact on the locality and accords with policies in the Development Plan so it is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: