

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/11/2019	Item No: 5.6
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2019/0652
Wards Affected	Welland	
Location	Desborough Road (land off), Braybrooke	
Proposal	Full Application: Erection of agricultural building and associated access	
Applicant	Mr D Howes C/O, Miss H Frampton	

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 plans detailed in the table 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 building hereby approved shall not be used for any purpose other than solely for the rearing of livestock required in direct connection with the existing farmstead.

REASON: To prevent the establishment of an alternative use which without proper and full assessment may result in inappropriate development which would be contrary to rural restraint policies, or give rise to unacceptable impacts on the amenity of the surrounding area by virtue of noise, odour or other forms of pollution in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. No development above building slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2019/0652

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

3.0 Information

Relevant Planning History

KET/2017/0652 – Agricultural building – NO OBJECTION – 20/09/2017

Site Visit

Officer's site inspection was carried out on 05/10/2018.

Site Description

The application site is an agricultural field located within an established farmstead rearing livestock in the open countryside. The proposed building is sited within an agricultural field to the north west of an existing larger agricultural building. The field is bounded to the North by the A6 Harborough Road .

Proposed Development

This application seeks full planning permission for the erection of a beef rearing agricultural building to the following maximum dimensions: 27m width, 48m depth, and 5.5m to the eaves and 9.4m to the ridge of the roof.

Any Constraints Affecting the Site

C Road
Outside village boundary

4.0 Consultation and Customer Impact

Environmental Health

No Comments to make

Parish/Town Council

Parish council supports the application

Neighbours - One Neighbour has objected to the Scheme. The concerns raised are:

-This proposed development is in open countryside and would be better sited on the applicant's land within the confines of the Desborough by-pass.

-In addition, the proposed development is in the same field as the Jurassic Way footpath. It would also be viewed to the right, heading north up Park Hill road.

-I do not agree to new development in open countryside when an applicant has a more suitable site nearer to its existing farmstead.

-The applicant does have alternative land on the holding which could be used. There are three fields plus a parcel of un-farmed land to the west of the existing farmstead and within the boundary of the Desborough by-pass. An existing farm track connects these areas to the farmstead and there is an established field/road crossing, with some road signage and livestock holding pens, across the by-pass road to gain access to the applicant's land to the west.

5.0 Planning Policy

National Planning Policy Framework 2018 (NPPF)

Policy 6. Building a strong, competitive economy
Policy 9. Promoting sustainable transport
Policy 8. Promoting healthy and safe communities
Policy 12. Achieving well-designed places
Policy 15. Conserving and enhancing the natural environment

Development Plan Policies

North Northamptonshire Joint Core Strategy 2016 (JCS)
Policy 1: Presumption in favour of Sustainable Development
Policy 3. Landscape Character
Policy 8. North Northamptonshire Place Shaping Principles
Policy 11. The Network of Urban and Rural Areas
Policy 13. Rural Exceptions
Policy 25. Rural Economic Development and Diversification

Local Plan

Policy 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. Impact on the Character and Appearance
3. Impact on Residential Amenity
4. Impact on Highway Safety

1. The Principle of Development

The application site is located in the open countryside, approximately 3000 metres Northeast of the centre of Desborough and therefore falls to be considered against saved Policy 7 of the Local Plan which states that Planning permission for development within the open countryside will not be granted except where otherwise provided for in this plan.

New development located in the open countryside is resisted through Policy 11 of the JCS unless it meets the criteria of a 'rural exception' as described in Policy 13 of the JCS. This is to ensure that new development is focussed towards existing settlements in order to prevent urban sprawl into the open countryside which is supported by Saved Policy 7 of the Local Plan for Kettering Borough and Policy 13(2) of the North Northamptonshire Joint Core Strategy.

Policy 2 supports development in the rural areas in association with a prosperous rural economy or to meet a locally arising need and Policies 13 and 25 supports development with an identified local need in facilitating economic development in rural areas providing it is of an appropriate scale which is wholly consistent with the NPPF, in particular Chapter 3 which seeks to support a prosperous rural economy through promoting the development and diversification of agricultural and other land-based businesses.

The agricultural unit associated with the application site is an existing farmstead operation spanning an area of approximately 300 acres of owner-occupied land. In 2017, the family decided to reintroduce a cattle herd and brought in a Suckler herd of Pedigree Lincoln Reds. The applicant currently has a herd of 89. Currently, there are no agricultural buildings available on the farm to house the herd of cattle during the winter months and during calving. The applicant has provided a supporting letter from the Vet. The Vet strongly advocates the building of adequate sheds to house these cattle as without this welfare will be comprised. This would lead to the farm complying with Animal Welfare Act 2007. The applicant would be able to ensure those animals that are close to calving/lambing are kept where they can be observed which will reduce the risk of life.

Furthermore, in order to limit development in the open countryside and to prevent further urban sprawl this development is restricted by the removal of a comprehensive list of permitted development rights. The site continues to be surrounded by agricultural land.

The additional building to support the future of the business which is considered to meet an identified local need in support of a rural business, is not excessive in scale and would not directly result in a proliferation of buildings in the open countryside. Furthermore, Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of new development provided there is no adverse impact on character and appearance, residential amenity and the highway network.

As such, the principle for agricultural development is considered to be supported by the NPPF and the JCS subject to the satisfaction of the development plan criteria as discussed below.

2. Impact on Character and Appearance

Policies 8 and 12 of the NPPF requires development to be well-designed and safe, healthy, inclusive environments, these are echoed by respective Policies 8(b) and 8(d) of the NNJCS which require new development to respond to the site's immediate and wider context and local character and to make safe and pleasant streets and spaces.

The profile steel (dark green) building offers a utilitarian design which is considered suitable for the proposed use and the rural setting. Its location towards the north west of the site is largely screened from the public A6 by the existing hedgerow. It is considered that the proposed building will be most visible from Park Hill Road. The proposed development is in the same field as the Jurassic Way footpath. Nevertheless, it is considered that the building is of a design and appearance common to the surroundings and will not appear out of place or inconsistent when read within the existing landscape.

As a result it is considered that the proposal accords with Policies 8(d) and 8(b) of the North Northamptonshire Joint Core Strategy in that the new development responds to the site's immediate and wider context and local character.

3. Impact on Residential Amenity

Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to protect quality of life and safer healthier communities by ensuring new development not result in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area.

Whilst the use of the field is not changing it is likely that it would be used more intensively for the purposes of the welfare of the herd. However, given that the proposed building would be sited approximately 340m from the closest residential property at Hermitage Cottage, this is considered to be sufficient separation so as to prevent any significant harm to residential amenities being caused. As such and with no objection being received from the Council's Environmental Health Officer the application is considered to be acceptable in this regard. The proposed development does not result in an unacceptable impact to neighbouring amenities in accordance with Policy 8(e)(i) of the North Northamptonshire Joint Core Strategy.

4. Impact on Highway Safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The use of the site is unchanged and whilst some areas may become more intensive this is in relation to the building. The new access will be off the Park Hill Road which is a Class C Road the lowest classification. The access is seen to be on a part of the road with visibility in both directions. It should be noted that the new access junction will only be needed for farm access and frequency of usage of the junction is deemed to be low. As such, the proposal is not considered to prejudice highway safety or convenience and therefore accords with Policy 8(b) of the North Northamptonshire Joint Core Strategy.

Conclusion

Subject to conditions requiring materials to match it is considered that the proposal accords with policies set out in the Development Plan and no other material planning

considerations outweigh this, therefore the proposed development is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: