

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 27/03/2012</b>	<b>Item No: 5.6</b>
<b>Report Originator</b>	<b>Michael Boniface Development Officer</b>	<b>Application No: KET/2011/0672</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>The Dales, Green Lane, Ashley</b>	
<b>Proposal</b>	<b>Full Application: Agricultural storage building</b>	
<b>Applicant</b>	<b>Mr C Squires HT Squires &amp; Son,</b>	

### **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. No development 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: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. The building hereby approved shall not be used other than for the storage of agricultural produce associated with The Dales, Green Lane, Ashley. No drying or processing equipment shall be used within the building.

REASON: To clarify the terms of the permission and to prevent use of the building for purposes other than agricultural storage in accordance with policy 9 and 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- NONE

### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Planning Policy Statements/Guidance Notes 1, 5, 7, 13 and 24, Policies 2 and 27 of The East Midlands Regional Plan, Policies 1, 9 and 13 of the North Northamptonshire Core Spatial Strategy and Policy 7 of the Local Plan for Kettering Borough. The issues relating to visual impacts, heritage impacts, traffic and amenity are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

None.

#### **Site Description**

Officer's site inspection was carried out on 07/12/2012.

The site forms an area of undeveloped land laid to grass and currently used for the storage of hay bails and agricultural paraphernalia. It adjoins an established farmyard which comprises a range of barns and agricultural storage buildings served by unmade vehicular accesses from Gullet Lane and Green Lane. The proposed building would be served from Green Lane.

#### **Proposed Development**

Grain and agricultural produce store.

#### **Any Constraints Affecting the Site**

Conservation Area.

### **4.0 Consultation and Customer Impact**

#### **Parish/Town Council**

No objection.

#### **Highway Authority**

No objection.

#### **Environmental Health**

No objection.

#### **Neighbours**

1 letter of objection for the following reasons:

- Impact on the setting of Yeomans (10 Green Lane), a Grade II listed building.
- Impact on the character of the Conservation Area.
- Scale and appearance.
- Excessive traffic movements, particularly in relation to access adjacent Yeomans.
- Noise and disturbance.

### **5.0 Planning Policy**

#### **National Policies**

PPS1 – Delivering Sustainable Development

PPS5 – Planning for the Historic Environment

PPS7 – Sustainable Development in Rural Areas

PPG13 – Transport

PPG24 – Planning and Noise

### **Development Plan Policies**

#### **East Midlands Regional Plan**

2 – Promoting Better Design

27 – Regional Priorities for the Historic Environment

#### **North Northamptonshire Core Spatial Strategy**

1 – Strengthening the Network of Settlements

9 – Distribution and Location of Development

13 – General Sustainable Development Principles

#### **Local Plan**

7 – Environment: Protection of the Open Countryside

#### **Informal Policy Documents**

Ashley Village Design Statement

### **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. Impact on Listed Buildings;
4. Impact on the Conservation Area;
5. Residential Amenity;
6. Highways Matters;

#### **1. Principle of Development**

PPS1 stresses that development should be provided in a sustainable manner and in conjunction with PPS7 places considerable weight on protection of the open countryside, both for its intrinsic value and to ensure accessibility in a sustainable manner. Policy 7 of the Local Plan states that development will not be allowed in the open countryside unless provided for within the development plan.

Policy 9 of the North Northamptonshire Core Spatial Strategy (CSS) stipulates that development will be located to strengthen the network of settlements and that development in the open countryside will be strictly controlled.

PPS7 makes it clear that the planning system “has an important role in supporting and facilitating development and land uses to enable those who earn a living from, and help maintain and manage the countryside, to continue to do so”. This national advice suggests that Local Authorities should support

development proposals that enable farming and farms 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.

The applicant claims that an existing storage building on site has become unsuitable for modern food storage and that this would be replaced by the proposed structure in connection with the applicants 550 acre holding. The building would be used for storage of grain and agricultural produce only and this should be subject to condition. The existing building on site is to be retained for the storage of straw and agricultural machinery which is currently stored outside. This external storage was evident upon site inspection and its removal would be beneficial to the visual amenity of the area. The proposed building is therefore needed for agricultural purposes and should be supported in accordance with the above advice.

## 2. Design, Character and Appearance

The proposed building would be located adjacent to the existing farmyard and associated agricultural buildings. The site is surrounded by 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 would be viewed in the context of the existing agricultural farmyard so as to minimise any perception of encroachment into the undeveloped landscape. The enclosed nature of the parcel of land which is defined by trees and hedgerows would further assist in softening the visual impact of the building.

The building itself would be typical of a modern agricultural store presenting a simple rectangular plan form under a pitched roof measuring 18m x 30m. The structure would be faced with a concrete panelled plinth with steel cladding above under a fibre cement roof. Details of the proposed colour and finish for the materials should be secured by condition to ensure an appropriate visual appearance.

Regard should be had 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. For the reasons set out above, the proposed development would not diminish this character.

## 3. Impact on Listed Buildings

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 or, as the case may be, the Secretary of State 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".

PPS5 provides national policy guidance and advises Local Planning Authorities

to consider the significance of the heritage asset in question and the extent to which the proposed works would impact upon the significance of the building and its setting.

The Yeomans is a Grade II listed residential property to the North of the application site. The building fronts on to Green Lane and the existing vehicular access adjoins the curtilage of the building. The curtilage associated with the property incorporates a private garden area beyond which is a paddock which meets the boundary with the application site. The paddock provides a distance of over 100m between the proposed building and the curtilage of the listed building and a tall tree and hedgerow screen provides a good level of screening on the site boundary. As set out above, the building is appropriate in its context and is sufficiently removed from the listed building to avoid detriment to its setting.

#### 4. Impact on the Conservation Area

The building would stand adjacent to a designated 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”.

The building would not be prominent from the public realm and whilst glimpsing views may be possible from Green Lane, this would not result in a significant loss of amenity or adverse impact upon the character of the area. A public footpath and a bridleway run to the west of the existing farmyard and the building may be visible from some locations along these routes. The existing farm buildings would however intervene and the new structure would be seen as an expansion to the existing agricultural land use without detriment.

#### 5. Residential Amenity

The proposed building would supplement the existing farm buildings on the site and assist in accommodating agricultural produce farmed on the surrounding land. The existing buildings are no longer suitable to meet modern requirements for the storage of food produce and this has brought about the current planning application. The applicant has however confirmed that the building would not increase the farming activities carried out on the farm and surrounding area; it is simply to meet storage requirements for the existing produce. Whilst a new storage facility will create capacity in an existing building on site, this is to be used for the storage of hay and equipment currently kept outside. The proposed building will allow the storage of crops for up to 28 days which would improve the existing situation whereby crops are promptly transported off site. No dryers or other mechanical equipment is necessary and no additional noise or disturbance would be generated. Although the building would be closer to some residential properties fronting Green Lane, the storage of produce is not a noisy operation and sufficient separation would remain as to avoid a detrimental impact on amenity.

#### 6. Highways Matters

A neighbour has raised concerns about use of the existing vehicular access given its proximity to residential properties however the applicant claims that

much of the transportation is carried out across country between fields. As set out above, the proposed development will not result in any intensification in use of the site. The traffic movements associated with the farm will therefore remain unchanged although capacity will be created for storing some of the produce on site for longer before transporting it off site. The provision of a building for the storage of existing produce on the site will not intensify use of the vehicular access or result in any additional impacts to the neighbouring properties or the highway network. The Local Highway Authority has not raised any objection to the proposal.

### **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:

Michael Boniface, Development Officer on 01536 534316

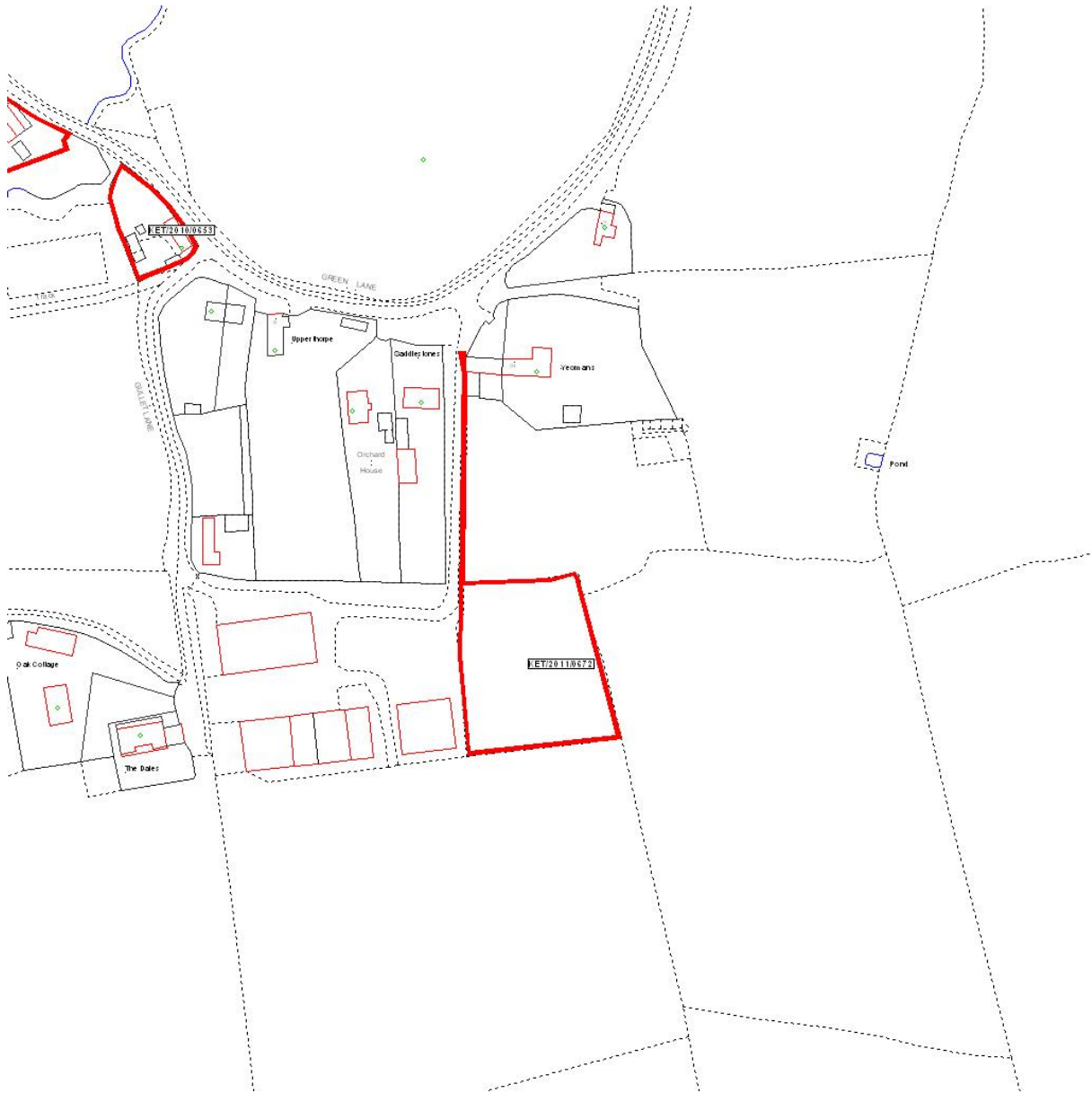
#### **Previous Reports/Minutes**

Ref:

Date:

# SITE LOCATION PLAN

The Dales, Green Lane, Ashley  
Application No.: KET/2011/0672



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