DELEGATED REPORT

Recommendation Made: 1 November 2011

Reference:- 11/00766/FUL **Parish:- Shackerstone Parish Council**

Applicant:- Mr John Bayley
Castle Farm
Gopsall Road
Bilstone
Nuneaton

Location:- Castle Farm Gopsall Road Bilstone Nuneaton Leicestershire

Proposal:- EXTENSIONS AND ALTERATIONS TO LIVESTOCK BUILDING

Introduction:-

This application seeks full planning permission for the erection of a lean to extension to an existing agricultural building.

The application site comprises a 600 acre arable and dairy farm with a large farm yard. The farm yard comprises of various substantial portal framed agricultural buildings, smaller, original brick buildings, silage clamps, a slurry store and a slurry lagoon.

The farm is situated in open countryside on the outskirts of Bilstone and Congerstone, at the bottom of a long driveway.

The farm buildings are visible from Gopsall Road.

A Design and Access Statement has been submitted in support of the application. This provides an overview of the site and the proposed development and justifies the acceptability of the scheme in line with both national and local planning policy.

Relevant Planning History: -

04/01266/FUL	Conversion of Calf Rearing Unit into Boarding kennels	Approved	02.03.05
04/00360/COU	COU of agricultural land to provide Boarding kennels and cattery	Approved	28.05.04
02/00342/GDO	Replacement Silage Clamps	Approved	12.04.02

Consultations:-

No objections have been received from: -

Directorate of Chief Executive (Ecology)
The Director of Environment and Transport (Highways)
Shakerstone Parish Council

No comments have been received from: -

Head of Community Services (Land Drainage)
Neighbours

Development Plan Policies:-

Adopted Core Strategy

None Relevant

Adopted Local Plan

The site lies within the open countryside as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of Development

Policy NE5 – Development in the Countryside

SPG - Design of Farm Buildings

Appraisal:-

The main considerations in respect of this application are the principle of development and the impact of the proposal on character and visual amenity of the surrounding countryside.

The Principle of Development

The site is located within the open countryside where there is generally a presumption against new development; however both PPS7 and Local Plan Policy NE5 are favourable in principle towards development for agricultural purposes. As the proposed extension is to provide additional accommodation for the 300 dairy cattle on the farm, in principle the development is considered acceptable.

Impact on the Countryside

Where development is acceptable in principle, it must be considered whether there will be adverse impacts on the character or appearance of the landscape.

The application proposes an extension to an existing farm building. The existing building is steel portal framed, has a shallow pitched roof and is of typical agricultural style. The building is situated in the eastern corner of the farmyard, in-between existing livestock buildings and a slurry store. The proposal will extend the building to the east.

The proposal will extend for the length of the existing building (33.55m) and will be 8.24m wide. It will continue the pitch of the roof to the eaves, where it will have a height of 3.2m. The building will be finished in pre-cast concrete panels, with timber boarding above. The extension will be viewed against the backdrop of the existing farm buildings, which already feature prominently within this flat landscape. By virtue of the materials propose and the design, which is in keeping with that of the existing buildings, the extension will not appear significant within the existing group of buildings and will have no further impacts on the character of the surrounding landscape or countryside.

Conclusion

As the application proposes a relatively small extension to an existing agricultural building, which will be in keeping with the design and scale of the existing building, and is for agricultural purposes, the proposal is considered acceptable in principle and will have no detrimental impacts on the character or appearance of the surrounding countryside. Therefore the proposal is considered acceptable.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of its use, siting, scale, mass and design is considered acceptable in principle and will have no material impacts on either the character or

appearance of the surrounding countryside. Therefore the proposal is considered acceptable and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1, NE5

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg Ref:- 2011-BAY-114 PL-01 A Received by the Local Planning Authority on the 4.10.11

3 Before any development commences, a representative sample of the colour of the timber space boarding to be used on the external elevations of the proposed extension shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt and in the interests of proper planning

3 To ensure that the development has a satisfactory external appearance to accord with policy NE5 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

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