DELEGATED REPORT

Recommendation Made: 16 February 2009

Reference:- 08/01161/FUL **Parish:-** Hinckley

Applicant:- Mr Paul Bills
13 Sunnydale Crescent
Hinckley
Leicestershire
LE10 0PA

Location:- Ic Fields Farm Rogues Lane Hinckley Leicestershire LE10 3DX

Proposal:- ERECTION OF 2 NO. AGRICULTURAL BUILDINGS

Introduction:-

Ic Fields Farm is a remote collection of farm buildings, accessed off Rogues Lane. There is no farmhouse associated with the site. The buildings are prominent within the rural landscape due to the site level from the road but there is a mature hedge to the Rogues Lane side of the site which provides some screening even in winter.

The Design and Access Statement and information submitted in support of the application states that the two proposed buildings are traditional agricultural construction consisting of steel portal frames, blockwork and cladding, both have a 125 sq metre floor area and a maximum height of 6.5 metres to ridge.

Vehicular access exists from Rogues Lane.

Consultations:-

No objections received from;

Central Networks subject to NTA.
Director of Community Services (Ecology)
Head of Community Services suggests NTA

Development Plan Policies:-

National Guidance

Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas' seeks to ensure that development in the countryside is sustainable., and that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all. It goes on to say that all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness.

Local Policy

The site is located in the countryside, outside of any settlement boundary.

Policy BE1 seeks to safeguard and enhance the existing environment and states that planning permission will be granted where the development: complements or enhances the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features; avoids the loss of open spaces, important gaps in development and features which contribute to the quality of the local environment; has regard to the safety and security of individuals and property;

incorporates landscaping to a high standard where this would add to the quality of the design and siting; ensures adequate highway visibility for road users and adequate off street parking and manoeuvring facilities; is not adversely affected by activities within the vicinity of the site which are likely to cause a nuisance to the occupiers of the proposed development; does not adversely affect the occupiers of neighbouring properties.

Policy NE5 states that the countryside will be protected for its own sake. However, planning permission will be granted for built and other forms of development provided that it is either: important to the local economy and cannot be provided within or adjacent to an existing settlement; is for the change of use, re-use or extension of existing buildings; and only where it does not have an adverse effect on the appearance or character of the landscape, is in keeping with the scale and character of the existing buildings and general surroundings, will not generate traffic likely to exceed the capacity of the highway network or impair road safety and is effectively screened by landscaping.

Supplementary Planning Guidance in relation to the Design of Farm Buildings states that the position of a new farm building or structure is usually dependant on its function and the space available. There are other factors that should be taken into account, such as the visual importance of the building, both in the wider landscape, and within the farm complex itself. The function of will influence the scale and type of building and, the long term agricultural requirements of the building should be considered.

Policy T5 of the Local Plan requires new developments to comply with the adopted Highway Design Standards in terms of new accesses, turning and parking provision.

Appraisal:-

The main considerations with regards to this application are the impact of the proposed development on the appearance or character of the landscape.

Principle of Development

The proposed structures are required in connection with a working farm and therefore would contribute towards the local countryside economy. The principle of additional agricultural structures is therefore acceptable in this location.

Appearance and Character.

The proposed buildings would be sited to the west side of the existing complex of farm buildings within an area that currently forms part of the existing farm yard. The siting of the agricultural buildings within close proximity to existing buildings limits the impact of the structures on the open countryside as they will be seen against, or behind existing buildings on the site. The proposed buildings would have the appearance of many modern agricultural buildings in the area, including those already on the site. It is considered that the proposal would not be out of character with development in the area and due to its siting would not harm the appearance or character of the countryside, therefore compling with Policy NE5 of the local plan and SPG.

Amenities of Nearby Properties.

The nearest residential property is frith house Farm which is located approximately 180m away from the proposed building.

Conclusion

The proposed buildings are required in connection with the established farming enterprise. The buildings are considered to be appropriately sited with regard to other buildings and would not have a detrimental impact on the amenities of neighbouring properties. The proposed agricultural building is therefore 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 location and massing with regard to other development would not harm the character or appearance of the countryside or the amenities of neighbouring properties and would therefore be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 and NE5

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

Reasons :-

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

Notes to Applicant:-

1 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.

- The applicant should be aware that Central Networks have high Voltage Overhead lines near to the proposed development.

3 Animal waste and surface water contaminated by animal waste must not be discharged to ditches, watercourses or soakaways. Slurry, contaminated runoff - including wash water - and leachate from stockpiled manure, must be collected in tanks (or lagoons) complying with the standards laid down in the 'Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991'. Clean roof water should be discharged to soakaways (subject to suitable ground strata), ditches or watercourses.

The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or, alternatively, assembled from units of one of the newer, modular systems, comprising cellular tanks and incorporating silt traps.

- Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.

4 List of plans used in the determination of this application:-
Site location plan, block plan, Drawing 081204

Contact Officer:- Louise Forman Ext 5682