Item: **06**

Reference: **11/00287/FUL**

Applicant: **The Crown Estate**

Location: **Shackerstone Barns Wharf Farm Station Road Shackerstone**

Proposal: **ERECTION OF AGRICULTURAL BUILDING**

Target Date: **22 June 2011**

Introduction:-

This application is to be considered at Planning Committee in accordance with the Scheme of Delegation, as it a development where the floor space is greater than 500 square metres.

Application Proposal

Full planning permission is sought for the erection of a new agricultural building at Wharf Farm.

The building would measure approximately 20 metres in width by 30 metres in length, and 6 metres to the eaves and 9 metre to the ridge, covering a floor area of 600 square metres. The steel portal framed building is intended to be constructed in pre-cast concrete units up to 3 metres in height with green plastic covered steel sheet cladding above, with fibre cement roof sheets with one elevation incorporating five roller shutter doors.

The building will be used for the storage of agricultural implements, grain storage, the storage of animal foodstuffs and for temporary housing and handling of sheep.

The application has arisen following an existing agricultural building damaged in a fire in October 2010 and has subsequently been removed. The previous burnt down agricultural building measured 500 square metres.

The Site and Surrounding Area

The new building will be sited in the same location as the building that it is intending to replace, to the west of the site and there are a number of existing agricultural buildings at the farmyard.

Wharf Farm extends to approximately 492.61 Acres (199.36 Ha) and is owned by the Crown Estate, and used as an arable and sheep farm.

The access to the farm is from the village of Shackerstone, Nuneaton, over a canal and under a redundant railway line. Wharf Farm is located in a remote location to the east of the village in the open countryside and falls outside development limits, as defined by the adopted Hinckley and Bosworth Local Plan.

Technical Documents submitted with application

The application is accompanied by a Design and Access Statement which states that the appearance of the new structure is similar to the agricultural building that has been damaged and removed. The materials that have been chosen are of a more modern design and have been particularly selected to have a sympathetic appearance against the surrounding countryside. The statement concludes that the application has been carefully considered and takes into account the scale, siting and particularly the design of the agricultural building so that it is functional for its purpose, whilst having great consideration to the immediate surroundings and overall impact of the development.

History:-

97/00107/FUL	Erection of a dwelling	Withdrawn	09.05.97



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Consultations:-

No comments have been received from Ramblers Association.

No objection has been received from:-

Director of Environment and Transport (Rights of Way)
Head of Community Services (Land Drainage)
Shackerstone Parish Council.

Site notice displayed.

Policy:-

Central Government 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.

More specifically to farming, PPS7 states that Planning Authorities should be supportive of well-conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. This applies equally to farm diversification schemes around the fringes or urban areas. It also states that where relevant, Local Authorities should encourage the re-use or replacement of existing buildings where feasible.

Regional Policy

The Court of Appeal, in May 2011, gave judgment on an appeal by CALA Homes in relation to their continuing challenge to the SoS's proposal to abolish regional strategies. The Court confirmed that the Government's proposal to abolish regional strategies is a material planning consideration, but that is up to the LPA to decide what weight to give to the proposal in considering planning applications. The Localism Bill is still going through the Parliamentary process and the SoS has now confirmed that the actual revocation of any regional strategy will be subject to a Strategic Environmental Assessment. The view taken currently is that little if any weight should be given to the proposal to abolish regional strategies. This advice may change as the Bill progresses and officers will monitor the progress and report appropriately to committee.

East Midlands Regional Plan 2009

No relevant policies.

Local Development Framework Core Strategy 2009

Policy 13: 'Rural Hamlets' defines Shackerstone as a 'Rural Hamlet' which requires development to be of the highest environmental standards.

Hinckley and Bosworth Local Plan 2001

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 / Documents

Design of Farm Buildings Supplementary Planning Guidance (SPG) (2004) states that the position of a new farm building or structure is usually dependent 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 building will influence the scale and type of building and the long term agricultural requirements of the building should also be considered.

Other material policy guidance

None relevant.

Appraisal:-

The main considerations in the determination of this application relate to the principle of development, impact on the countryside, scale and design, impact on residential amenity, highway considerations and drainage.

Principle of Development

Both PPS7 and Policy NE5 are generally supportive of agricultural development in the countryside providing that it does not result in any material harm to the existing character of the landscape. In addition, PPS7 supports development that delivers sustainable farming enterprises and it is considered that the building will strengthen the viability of the agricultural holding and consequently contribute to the rural economy.

In summary, there is no principle objection to the erection of an agricultural building on this agricultural land, subject to all other matters being adequately addressed.

Impact on the Countryside

The siting of any new building in the countryside is important in view of the visual impact it can have on the landscape. Wherever possible new buildings should be located close to existing buildings or landscape features.

The farm building is set to be positioned on the same footprint of the previous farm building which burnt down. This will be positioned to the west of existing farm buildings which are currently on site. It is considered that the new farm building has been sited in close proximity to the existing buildings on site.

In terms of wider views, Shackerstone Barns are located in an elevated position in comparison to the surrounding countryside and it is considered that the new building would be visible from the surrounding countryside. However, it is considered that the existing farm buildings would screen the development from the east of the site and there are hedgerows and trees within the wider area which provide some screening ensuring that the building does not dominate the views from the surrounding countryside. In addition, it is not considered that this new agricultural barn would create any significantly detrimental views, over and above that of the existing buildings on site and the previous barn which burnt down.

In summary, it is considered that the new agricultural building does not significantly impact upon the appearance and amenity of the surrounding countryside.

Scale and Design

The Council's SPG on Design of Farm Buildings recognises that on the whole, modern farm buildings tend to be larger than their traditional counter-parts due to the introduction of new agricultural practices and machinery resulting in higher, larger span buildings. The accompanying Design and Access Statement echoes this and states that due to modern agricultural practices and ever increasing size of agricultural equipment, this building has been designed to accommodate the larger farming machinery as well as provide an equal facility to that provided by the previous farm building.

This farm building is 100 square metres, larger than that which it replaces, however it is considered that this is required in the interests of storing and maintaining agricultural equipment and also would not appear out of keeping in comparison to the surrounding farm buildings which currently exist on site.

The design and appearance of the farm building uses proportions and finishes which are considered common in the construction of modern farm buildings in agricultural settings. The walls are divided into two materials of concrete blocks to the lower portion and plastic covered steel sheet cladding to the upper portion and the roof will consists of cement roof sheets. The materials are also common to the existing agricultural buildings on site.

In summary, by reason of scale and design the farm building is considered in keeping with the character and appearance of a farm setting.

Impact upon Residential Amenity

The site is located within a remote location and there are no residential dwellings within the surrounding area and as such there are none affected as a result of this proposal.

Highways Considerations

There are no proposed changes to the access and no additional traffic would be created over and above that of the existing.

Drainage

There are no proposed changes to the drainage; surface water will drain into existing soakaways and there is no provision or need for foul water drainage.

Conclusion

In conclusion, it is considered that the principle of an agricultural farm building in this location is considered acceptable in line with NE5 and PPS7. Whilst the proposed building is set to increase by 100 square metres in comparison to the previous agricultural building it is set to replace, it is sited on the existing footprint in close proximity to existing farm buildings and is not considered to encroach upon the countryside or be detrimental to the character and appearance of this countryside setting. The scale, materials and finishes are in accordance with the principles of designing a new farm building as stated in the Design on Farm Buildings SPG.

The proposal is compliant with planning policy at both national and local levels. Accordingly, it is therefore recommended that planning permission be granted, subject to the imposition of planning conditions.

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 would be in accordance with the development plan as the principle and design of the farm building is considered acceptable and there are no material impacts on either the character of the countryside, residential amenity, highway safety or flooding.

Hinckley & Bosworth Local Plan (2001):- Policies BE1, NE5 and Design of Farm Buildings SPG.

Hinckley & Bosworth Borough Council Local Development Framework: Core Strategy (2009):- Policy 13.

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 details: Location Plan PEBN 40431/04 and Proposed Plans and Elevations PEBN 40431 01 Rev A received by the Local Planning Authority on 27 April 2011.

3 The materials used in the construction of agricultural building hereby approved shall be strictly in accordance with the details submitted in the application form, unless otherwise agreed in writing by the Local Planning Authority.

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 BE1 and NE5 of the adopted Hinckley and 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).

Contact Officer:- Ebbony Mattley Ext 5691