DELEGATED REPORT

Recommendation Made: 23 March 2011

Reference:- 11/00094/FUL **Parish:- Sheepy Parish Council**

Applicant:- Mrs Mary Beechey
Sheepy Field Farm
Sheepy Magna
Atherstone
Leicestershire

Location:- Slate Hills Farm Orton Lane Sheepy Magna Atherstone Leicestershire

Proposal:- ERECTION OF LIVESTOCK BUILDING

Introduction:-

This is a full application for the erection of a livestock building at Slate Hills Farm on the outskirts of Sheepy Magna.
Proposal
The building proposed is an four bay open fronted livestock building. The building will have a footprint of 18.3m x 10.5m and a total floor area of 192.2m2. The building will have a shallow pitched roof with a ridge height of roughly 5m. The building will be of steel portal frame construction, with vertically clad Yorkshire boarding above pre-stressed concrete panels. The roof sheeting will comprise natural coloured fibre cement sheeting, and there will be 8 rooflights. The design is typically agricultural.
Site and Surrounding area
Slate Hills Farm is access via a long driveway leading from Orton Lane, however as the surrounding farmland is relatively flat and there is not much screening vegetation, the farm is visible from both Orton Lane and Twycross Road. Agricultural land, in the form of extensive arable fields surrounds the farm. The farmstead comprises a relatively large complex of buildings of differing style, size and age. The proposed building will be situated to the west of the complex, adjacent to a large existing building. The farm is mixed in terms of its production.
History:-
10/00983/GDO Erection of an Agricultural Building Approved

Consultations:-

Director of Environment and Transport (Highways) has submitted Standing Advice

Head of Community Services (Drainage) have requested a note to applicant

Head of Community Services (Pollution) have no objections

No comments have been received from Parish Council or Neighbours

Development Plan Policies:-

National Policy
PPS7

Local Plan (2001)

BE1
NE5

Core Strategy (2009)
No relevant policies

Other Documents
SPG on the Design of New Farm Buidlings

Appraisal:-

The main considerations in this case are the principle of the development and the impacts on the character of the surrounding countryside.
Principle
As the development is situated within the open countryside, there is a presumption against new development and strict controls are in place to protect the countryside for its own sake.

Policy NE5 of the local plan seeks to protect the countryside, allowing only certain types of development, with PPS7 supporting this. Notwithstanding this stance, some types of development, specifically those relating to agriculture are allowed, subject to their specific siting and design. Accordingly, as this proposal is for an agricultural building, in principle it is considered acceptable and is in accordance with policies NE5 and PPS7.

Design and impacts on the Countryside
The proposed building is of typical agricultural design which is commonly seen within the countryside. Its footprint, height and materials proposed are in keeping with other buildings on the complex and will help assimilate it into its surrounds. The building will be screened from Twycross Road by existing buildings on site, but will be visible from Orton Lane. However , it is a considerable distance from the road, is clustered with existing buildings on the site and will be seen against the backdrop of existing buildings. Further, due to its siting the building will not unnecessarily encroach into the surrounding countryside. Accordingly, due to its siting and the screening provided by existing buildings, the proposed buildings is not considered to have an unduly detrimental impact on the character of the surrounding countryside.
Conclusion
As the building is for agriculture its siting within the open countryside is considered acceptable. Resultant of the design, siting and scale of the proposal there are considered to be no adverse impacts on the character of the surrounding countryside or on visual amenity. 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 would be in accordance with the development plan. Resultant of the design, siting and scale of the proposal there are considered to be no material impacts on either visual amenity or on the character of the countryside. Therefore the proposal is considered acceptable.
Hinckley and Bosworth 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 Nos:- s788 received by the Local Planning Authority on the 11/2/11

3 The development hereby permitted shall be carried out in accordance with the materials specified on : Drg Nos:- s788 received by the Local Planning Authority on the 11/2/11

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 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).

5 The suitability of the ground for soakaways should be ascertained by using the test in B R E Digest No. 365 before development is commenced. The porosity test and soakaway design requires the approval of the Building Control Section. The soakaway must be constructed using concrete ring sections with a liftable cover or other approved materials to the satisfaction of the Local Authority.

6 No contaminated water shall pass to a watercourse.

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