DELEGATED REPORT

Recommendation Made: 3 October 2011

Reference:- 11/00600/FUL **Parish:- Hinckley**

Applicant:- Mr R Sheppard
C/o Agent

Location:- Wykin Hall Farm Wykin Road Wykin Hinckley Leicestershire

Proposal:- ERECTION OF AN AGRICULTURAL STORAGE BUILDING

Introduction:-

This is a full planning application for the erection of an agricultural building for the storage of agricultural commodities. The dimensions of the proposed building are 37m x 15m with a ridge height of 8m and height to eaves of 6m. This provides an internal floor area of 555 square metres.

The application site is an existing arable farm consisting of a large detached farmhouse with a number of agricultural buildings sited to the north and west of varying sizes and materials of construction. The modern agricultural buildings, constructed from block work/brick with corrugated steel roofs and walls are sited to the north west of the dwelling, adjacent to Wykin Road. The farmhouse, known as Wykin Hall Farmhouse is a Grade II Listed Building which was listed in 1969 is located 70m to the south east.

The proposed materials of construction are a steel portal frame with concrete blocks to the walls and slate blue fibre cement sheets to the roof.

Additional information and a plan were received on 24 October 2011 to justify the proposed function of the agricultural building and to demonstrate the items and machinery that is to be stored within the building. The information states that the building will be used for the storage of fertiliser and farm machinery.

Relevant Planning History:-

11/00446/FUL	ERECTION OF AGRICULTURAL BUILDING	APPLICATION RETURNED
11/000342/GDO	EXTENSION TO EXISTING AGRICULTURAL BUILDING	REFUSED
09/00516/CLU	CERTIFICATE OF LAWFUL EXISTING USE FOR THE STORAGE OF TIMBER	WITHDRAWN

Consultations:-

No objection has been received from:
Head of Community Services (Pollution)
Director of Environment and Transport (Highways).

No objection subject to note to applicant has been received from the Head of Community Services (Land Drainage).

A site notice was displayed and neighbours notified. No comments have been received from:-

Ward Members
Neighbours

Development Plan Policies:-

Central Government Guidance:-

PPS7: Sustainable Development in Rural Areas

Local Development Framework Core Strategy

None

Hinckley and Bosworth Local Plan

NE5: Development in the Countryside
BE1: Design and Siting of Development
BE5: The Setting of a Listed Building

Supplementary Planning Guidance/Other Guidance

Design of Farm Buildings SPG

Appraisal:-

The main considerations with regards to this application are the principle of development, design and impact on the countryside, neighbour amenity, highway safety and other issues.

Principle of development

Whilst both central government guidance in Planning Policy Statement 7 and policy NE5 of the adopted Local Plan seek to protect the character and appearance of the countryside for its own sake and from unnecessary development, it is recognised that certain forms of development, including those in connection with agricultural land based activities which require a countryside location, are generally acceptable in principle.

The applicant's agricultural holding extends to approximately 161 hectares. The additional information received from the applicant's agent on 24 October 2011 provides the justification for the use of the proposed building for agricultural storage. The additional information states that the building will be used for the storage of fertiliser and agricultural machinery which is presently stored outside. The information also states that the existing grain silos are becoming obsolete and it is the intention of the applicant to utilise the existing fertiliser store for the storage of grain, thereby resulting in the requirement for an additional agricultural building. In conclusion the additional information states that grain and fertiliser should not be stored in the same building as it is against current legislation.

The supporting plan shows the layout of the proposed agricultural building and that it will be used for the storage of 152 tons of fertiliser (254 bags) along with two tractors, a combine harvester, a tele-handler, a fertiliser spinner and sprayer, a power-harrow, two trailers, a drill and a plough. This machinery is currently stored outside where it poses a security risk. The safe storage of fertiliser is considered under separate legislation.

Based on the additional information provided it is considered that sufficient justification has been provided to demonstrate that the building is required in connection with the existing agricultural (arable) enterprise at the site for the storage of fertiliser and farm machinery. As a result the principle of the proposed development is considered to be compliant with Planning Policy Statement 7 and policy NE5 of the adopted Local Plan.

Design and Impact upon the countryside

The site is located in a rural landscape and is largely characterised by agricultural fields with hedge planting to the boundaries. The design, scale, massing and proposed materials of the proposed agricultural building is characteristic of most modern agricultural buildings with concrete block work and natural grey cement tiles to the upper walls and roof. The design has a low pitched roof and an appearance not untypical of modern agricultural buildings and is therefore consistent with advice contained in the Council’s Supplementary Planning Guidance on the Design of Agricultural Buildings. Therefore in terms of its design and appearance the proposed agricultural building is not considered to be detrimental to the character and appearance of the

countryside and therefore complies with policy NE5 of the adopted Local Plan.

In terms of its siting the proposed agricultural building will adjoin an existing agricultural building which is constructed from similar materials and will be located within 25m of the larger agricultural building located to the east. As a result it is considered that the proposed agricultural building will be sited within suitable distance of the existing buildings for it to be viewed as being part of the same agricultural complex. The proposed location of the agricultural building is consistent with the advice contained within the SPG for Farm Buildings which states that if a building is to be positioned adjacent to existing buildings, it should appear as a part of a group, rather than an individual structure. By siting the proposed agricultural building immediately adjacent to an existing building it allows for the creation of a cohesive grouping of buildings thereby contributing towards a more pleasing visual rural environment.

Neighbour Amenity

The nearest residential property to the site is Hall Cottage located 128m to the east. As a result of the siting of the proposed agricultural building behind existing buildings, the separation distance and existing agricultural operations within the site, the proposals will not have an adverse impact on the amenities of the occupiers of Hall Cottage in respect of noise, odour or visual amenity and is therefore considered to comply with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Highway issues

The site is accessed from Wykin Road via two separate gated accesses. No alterations are proposed to the existing vehicular accesses to the site.

Other issues

Impact upon the listed building

The proposed agricultural building will adjoin an existing building and will be screened by this building. Beyond the modern agricultural buildings located to the east are two grain silos and a pitched roof, brick built agricultural building with a ridge height in excess of 6m. It is considered that these existing grain silos and agricultural building (with a ridge height in excess of 6m) will screen the proposed agricultural building when viewed from the listed Wykin Hall Farmhouse to the north west. The proposed agricultural storage building will be sited 68m to the north west of the listed Wykin Hall Farmhouse. In light of the siting and height of the existing farm buildings/structures located to the south west, consisting of two silos and an agricultural building and the separation distance (68m) the proposed development is considered to preserve the setting of the Grade II Listed Wykin Hall Farmhouse.

Conclusion

In conclusion, taking into account the additional supporting information the principle of a building for agricultural use in this location is considered acceptable in line with PPS7 and policy NE5 of the adopted Local Plan. The proposed agricultural building is well related to the existing farm holding and its design and proposed materials are characteristic of typical modern farm buildings and it is considered that the proposals will not result in any adverse impact on the character or visual appearance of the countryside and will preserve the setting of the adjacent listed building. Given the separation distance to the nearest residential properties and the existing farming operations on the site the proposal will not have an adverse impact on residential amenity. Overall the proposal is considered to comply with Planning Policy Statement 7 and policies BE1, BE5 and NE5 of the adopted Local Plan and is therefore recommended for approval subject to 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. Resultant of the design, scale, siting and materials proposed, there are considered to be no

material impacts on visual or residential amenity, on the character of the countryside or on highway safety and will preserve the setting of the adjacent listed building. Accordingly the scheme is considered acceptable.

Hinckley and Bosworth Borough Council Local Plan (2001):- Policies BE1, BE5, 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 be carried out in complete accordance with the submitted application details, as follows:- Site Location Plan received on 09 September 2011, Block Plan and Elevations received on 26 September 2011 and Layout Plan received on 24 October 2011.

3 The development hereby permitted shall be carried out in complete accordance with the schedule of materials stated in the planning application form.

Reasons :-

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

2 The development hereby permitted shall be carried out in complete accordance with the schedule of materials stated in the planning application form.

3 To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with Policies 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).

5 No contaminated water shall pass to a watercourse.

Contact Officer:- Scott Jackson Ext 5929