

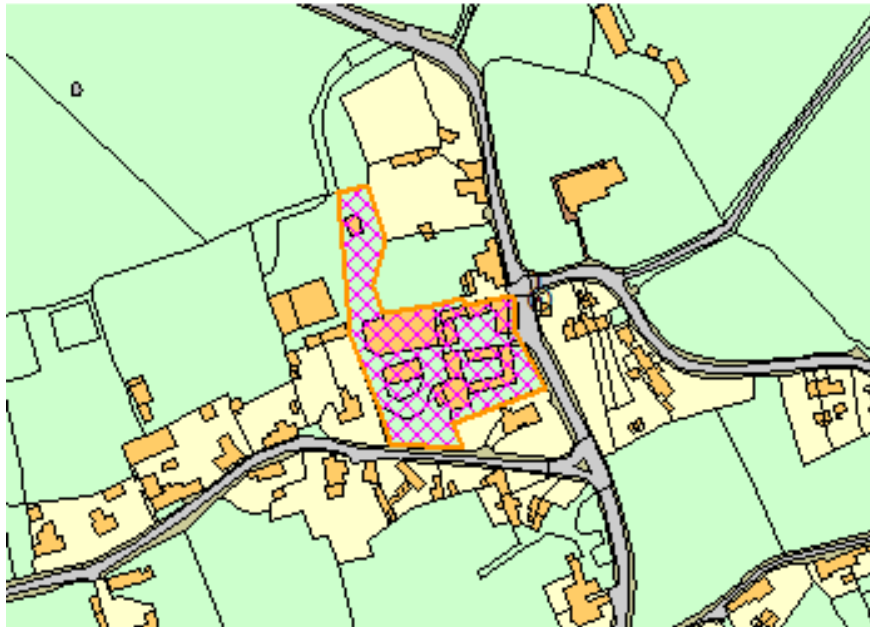
Reference: 14/00634/FUL

Date submitted: 4.8.14

Applicant: Mr Richard Botterill

Location: Church Farm, Middle Street, Croxton Kerrial

Proposal: Demolish redundant Dutch barn and replace with extension to existing poultry processing and storage facility.



Proposal :-

The proposal comprises the demolition of a redundant Dutch barn and the erection of an extension to the existing poultry processing and storage facilities. The site lies within the designated village envelope and Conservation Area for Croxton Kerrial. The extension would be to the south of the existing building and would add a footprint of 12 metres (maximum) by 30 metres with a lean to roof with heights of 3.2 metres at the eaves and 5.3 metres where the extension would abut the existing building. The extension would be constructed of composite panels clad with boarding to the walls with grey box profile sheeting to the roof. The applicant has confirmed the extension would be used for the storage of packaging and equipment in connection with the existing operation with no storage of live birds taking place in the new part of the building.

It is considered that the main issues relating to the proposal are:-

- **The principle of the proposal**
- **Impact upon the Character of the Area**
- **Impact upon Neighbouring Properties**
- **Impact upon Highway Safety**

The application is to be considered by Committee due to the applicant being related to a Councillor.

Relevant History:-

Application 05/00567/FUL approved the upgrading of the existing poultry processing and storage facilities 10/08/05

Application 05/00350/FUL which approved a lean to extension to a portal framed agricultural building 18/05/05

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- deliver development in sustainable patterns and
- re-using brownfield land.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

On Specific issues it advises:

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12).

Consultations:-

| Consultation reply | Assessment of Head of Regulatory Services |
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| Croxton Kerrial Parish Council – no comments received. | No comment. |

Representations:

A site notice was posted, the application advertised and neighbouring properties consulted. No comments have been received.

Considerations not raised through Representations.

| Representation | Assessment of Head of Regulatory Services |
|---|--|
| Principle of Development: | <p>The site is used for agricultural purposes and the proposal seeks to erect an extension to an existing agricultural building. The additional floorspace is to be used in conjunction with the existing agricultural operations carried out on site and would replace a redundant farm building.</p> <p>The proposed extension to the agricultural building would be within the village envelope. It is considered the development complies with Policies OS1 and BE1, the general thrust of which are supported by the NPPF</p> <p>As such the proposal is considered to be acceptable in principle in terms of land use.</p> |
| Design: | <p>The Dutch barn to be demolished comprises only a frame with wall and roof materials no longer in situ; these have been removed recently. The barn is of little merit and no objection is raised to the removal of this structure.</p> <p>The proposed extension would be a subordinate addition to the existing building and would be well related to the existing group of buildings within the farmstead. The extension would not be unduly prominent as the existing buildings to the north and east would largely prevent clear views from outside the site.</p> <p>The site is within the designated Conservation Area; however given the relatively limited size of the extension, and the siting within the existing group of buildings, it is considered the character and appearance of the conservation area would be preserved.</p> <p>It is therefore considered the proposal complies with the requirements of policies OS1 and BE1 and would be visually acceptable.</p> |
| Impact upon neighbouring properties: | <p>The proposed extension would be an addition to the existing agricultural buildings and would provide extra storage for the current operation. It is considered that the agricultural activities have historically been carried out without undue detriment to the residential amenities of occupiers of neighbouring properties and this satisfactory relationship should be maintained through the use of the extension sought.</p> <p>The proposed extension would replace a redundant barn which projects further south on the site and as a result the proposed extension would be set further from the neighbouring property to the west. Although the western elevation of the extension would be visible from this property and their garden it is not considered the impact would be unduly harmful given the relatively limited size and scale of the proposal, the siting away from the boundary and given the removal of the existing building.</p> <p>Based on the proposed siting it is not considered any other neighbouring property would be unduly harmed.</p> <p>The proposals would not have an undue adverse</p> |

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| | impact on the residential amenities of neighbouring properties. |
| Impact on Highway Safety | <p>The proposal would provide additional storage space for the agricultural operation and would not have an undue impact on highway safety through any harmful increase in traffic generation.</p> <p>The proposals would not have an undue adverse impact on highway safety.</p> |

Conclusion

The principle of the proposed extension is considered to be acceptable as is the design and siting. The extension would preserve the character and appearance of the conservation area and would have a limited impact on adjacent properties. The proposal would also be acceptable in terms of highway safety. The proposal complies with policies OS1 and BE1 and accordingly, the proposal is recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be constructed strictly in accordance with the plans submitted (Drawing 1:1250 Location Plan and Drawing 25153/1A received by the Local Planning Authority 4.8.14 and Drawing 1:500 Block Plan received by the Local Planning Authority on 18.8.14.
3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application.

The reasons for the conditions are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance.

Officer to contact: **Mr Joe Mitson**

Date: **2.10.2014**