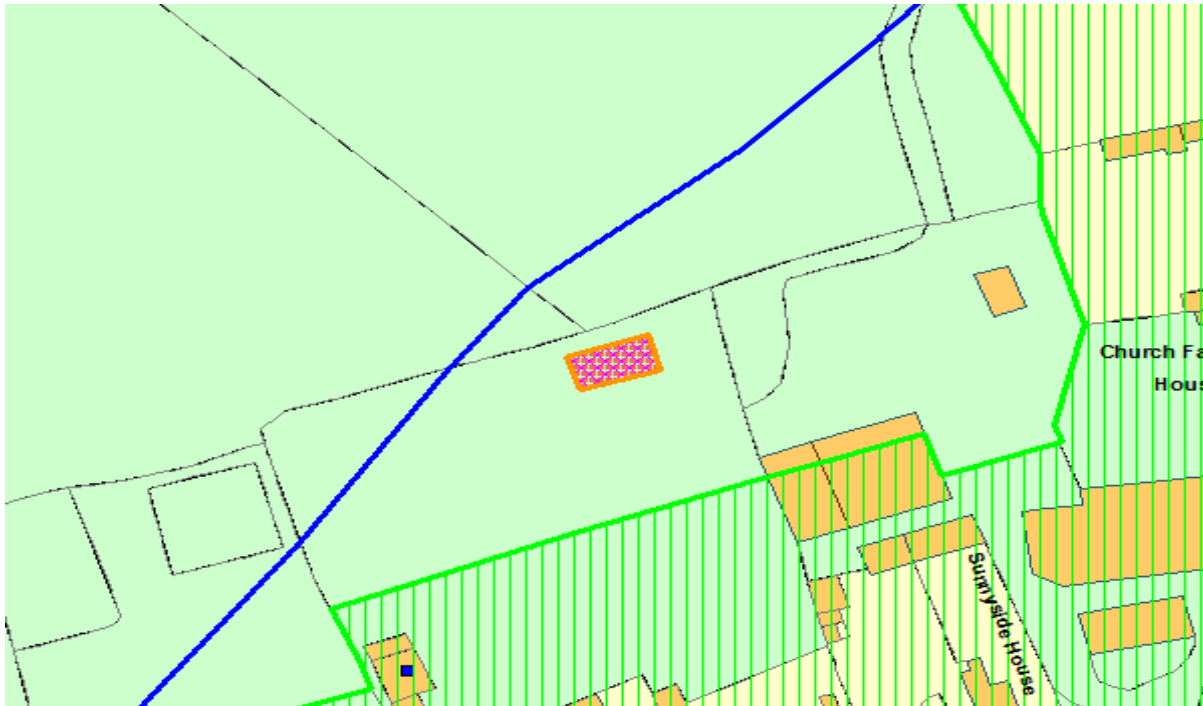


Reference: 17/00890/FUL
Date Submitted: 14.07.2017
Applicant: Belvoir Estate - Mr Giles Bilton
Location: Church Farm, Middle Street, Croxton Kerrial
Proposal: Construction of new grain store



The application seeks permission to erect a grain store in fields north west of and in association with Church Farm, Middle Lane, on a site outside the Conservation Area and village envelope for Croxton Kerrial. The proposed grain store will measure 18 metres x 30 metres with a total ground floor area of 450sq m. Constructed of concrete panels, Yorkshire boarding, a natural grey fibre roof sheeting and roller shutter door, the building will have an eaves height of 6 metres and maximum ridge height of 7.5 metres. The applicant has confirmed the proposed new building will be used for storage of grain in connection with the farming estate.

It is considered that the main issues arising from this proposal are:

- **Principle of the proposal**
- **Impact on the character of the area**
- **Impact upon neighbouring properties**

The application is to be considered by Committee because the development is located on a Councillor's farm holding .

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 Policy:-

Melton Local Plan 1999 (Saved policies)

Policy OS2 – Planning permission will not be granted for development outside the town and village envelopes shown on the proposals map except for:-

- A) Development essential to the operational requirements of agriculture and forestry.

Policy C3 – Planning permission for agricultural buildings outside the town and village envelopes shown on the proposals map will be granted provided:-

- The building is reasonably necessary for agriculture and would not occupy a prominent position in the landscape which in itself could not be ameliorated by tree planting or other suitable methods of screening;
- The size, scale, design and construction materials of the building are appropriate to its setting and specific use;
- The development would not cause loss of amenities through unacceptable noise, smell, dust or other forms of pollution;
- There would be no significant adverse effects on residential amenities;
- Satisfactory access and parking is provided to accommodate the level and type of traffic likely to be generated.

Policy BE1 - Planning permission will not be granted for new buildings unless:-

- The buildings are designed to harmonise with surroundings in terms of height, form, mass, siting, construction materials and architectural detailing;
- The buildings would not adversely affect occupants of neighbouring properties by reason of loss of privacy or sunlight / daylight;
- Adequate vehicular access and parking is provided.

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 establishes 12 planning principles against which proposals should be judged. Relevant to this application are those to:

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- promote mixed use developments, and encourage multi benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation)
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

On Specific issues it advises:

Building a strong, competitive economy

- Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Supporting a prosperous rural economy

- Support the sustainable growth and expansion of all types of business and enterprise in rural area (including well designed new buildings).
- Promote the development and diversification of agricultural and other land-based rural businesses.

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.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

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
<p>LCC Highways – No objection The application seeks full planning permission for the construction of a new grain store at Church Farm House, 25 Middle Street, Croxton Kerrial.</p> <p>After further consideration of the submitted plans the County Highway Authority does not believe the proposed development will result in a significant number of additional trips on the highway. Therefore it cannot be demonstrated that the proposed development will have a severe impact on the highway network in accordance with Paragraph 32 of NPPF.</p>	Noted.
<p>Croxton Kerrial Parish Council - No comments received to date</p>	Noted

Representations:-

A site notice was posted to advertise the application and 3 neighbouring properties have been informed by letter. As a result 1 letter of representation has been received to date.

Representation	Assessment of Head of Regulatory Services
Query of the site location and corresponding plan	The location of the application is being amended to correctly identify the site. This may require the re-notification of neighbours.

Other material considerations (not raised through consultation or representation):-

Material Consideration	Assessment of Head of Regulatory Services
Principle of Development:	<p>The site is used for agricultural purposes and the proposal seeks to erect an agricultural building. The additional barn for the storage of grain, is to be used in conjunction with the existing agricultural operations and existing farming business..</p> <p>The proposed agricultural building would be outside of the village envelope. It is considered the development complies with Policies OS2 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: The proposed building will be constructed with olive green steel doors, fibre cement roofing (grey), concrete panels (lower cladding) and olive green coated profile sheet (upper cladding).	<p>The proposed building appears subordinate and of a modest size. Its construction materials are typical of that of an agricultural building and would not be unduly prominent or appear as an alien feature within the open countryside</p> <p>Positioned outside of the Designated Conservation Area and given the relatively limited size of the proposal, it is considered the character and appearance of the conservation area and open countryside would be preserved.</p> <p>It is therefore considered the proposal complies with the requirements of policies OS2 and BE1 and would be visually acceptable.</p>
Impact upon neighbouring properties:	<p>The proposed new building will be positioned within open countryside, approximately 63 metres from the nearest residential dwelling located to the south. Its use will not be for that of livestock or poultry but for the storage of grain in association with the existing farming business.</p> <p>Given its limited size, scale and siting away from the built form of Croxton Kerrial, it is considered not to be unduly harmful or reduce the residential amenities of any nearby dwelling by virtue of noise, dust or smells to an unacceptable level.</p>

	<p>The proposals would not have an undue adverse impact on the residential amenities of neighbouring properties.</p> <p>The National Planning Policy Framework is a material consideration in the determination of this application that is considered to be of significant weight. The NPPF is clear in its advice that the presumption is in favour of sustainable development. The guidance also states that where the development plan is absent, silent or relevant policies are out-of-date, local planning authorities should grant planning permission unless “any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”.</p> <p>The NPPF supports economic development and states its commitment to securing sustainable economic growth, explaining that planning should do “everything it can” to facilitate this. Paragraph 28 of the NPPF relates to supporting a prosperous rural economy. It states that local planning authorities should support the sustainable growth and expansion of all types of business and enterprise in rural areas. The key to this policy is considered to be the consideration of ‘sustainable’.</p> <p>The proposal would represent economic growth of this type encouraged by the NPPF.</p>
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Conclusion

The principle of the proposed new grain store 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 no adverse 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, it is recommended for approval subject to conditions.

The application site boundary may be incorrect and require amendment. If amended plans are necessary they would be subject to re-consultation, which would expire after the date of this committee meeting. Should the Planning Committee be minded to approve the application, it is requested that delegated powers are given to the Head of Regulatory Services to issue the planning permission after the expiry of any re-consultation period. This is subject to no new material planning matters being raised during that period.

Recommendation: PERMIT, subject to :

- A. Authority is delegated to the Head of Regulatory Services, if necessary , to issue this decision after the expiry of any re-consultation period if no new material planning matters have been raised during that period and**
- B. 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 1:100 Location Plan and Drawing 132 received by the Local Planning Authority dated 14th July 2017
 3. The external materials to be used in the development hereby permitted shall be in strict accordance with those specified in the application.

4. The use of the building shall at all times be for the purposes of agriculture and no domestic use, industrial process, trade or business shall be carried out therefrom.

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.
4. For the avoidance of doubt.

Officer to contact: **Mrs Deborah Wetherill**

Date: 21.08.2017