

PLANNING APPLICATION REPORT

Case Officer: Mrs Nicola Glanville

Ward: Bridestowe

Application No: 00637/2015

Application No: 00665/2015

Application No: 00666/2015

Agent/Applicant:

Mr J Wale
Roundacre Design Services
Westacott Farm
Inwardleigh
Okehampton
Devon
EX20 3AP

Applicant:

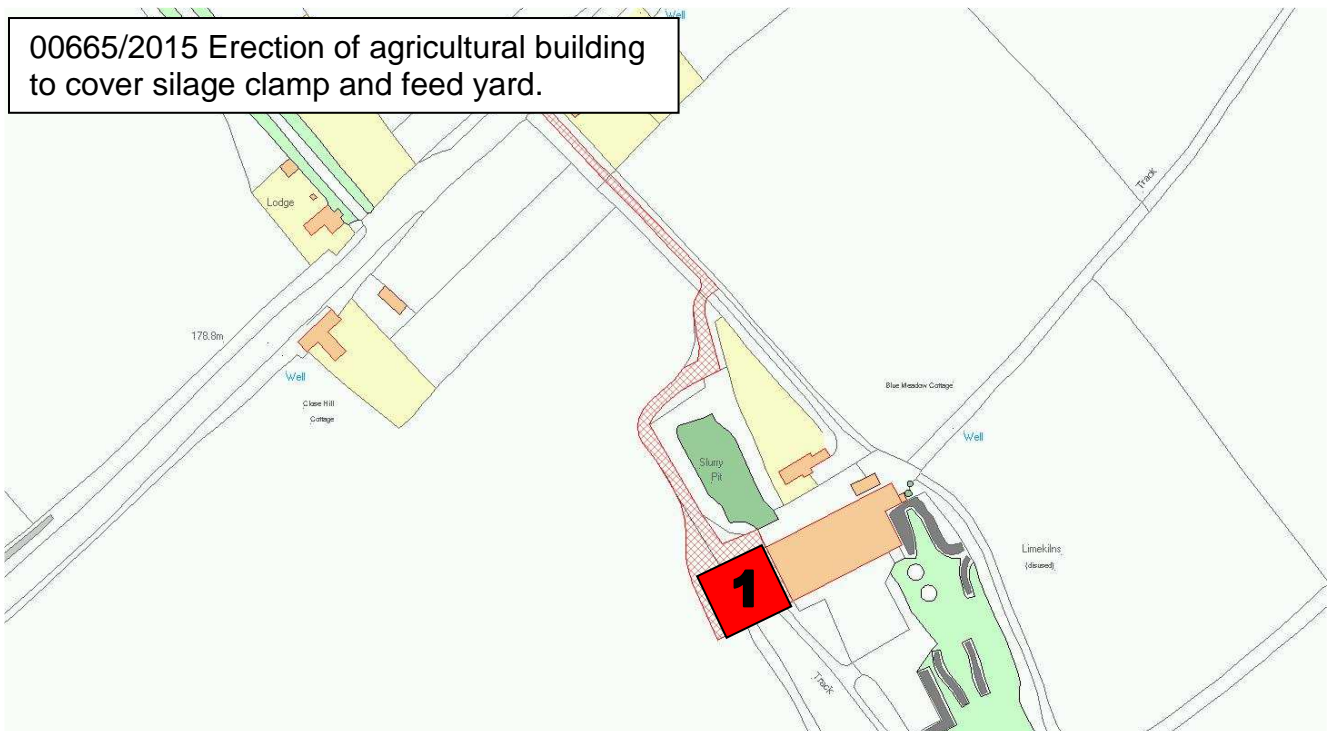
Mr K Mott
Ranches Limited
Great Close Farm
Bridestowe
Devon EX20 4NT

Site Address: Blue Meadow Cottage, Bridestowe, Okehampton, Devon, EX20 4NT

Application No: 00637/2015 – **Development:** Proposed roof over existing silage clamp area.

Application No: 00665/2015 - **Development:** Erection of agricultural building to cover silage clamp and feed yard.

Application No: 00666/2015 – **Development:** Erection of livestock building.

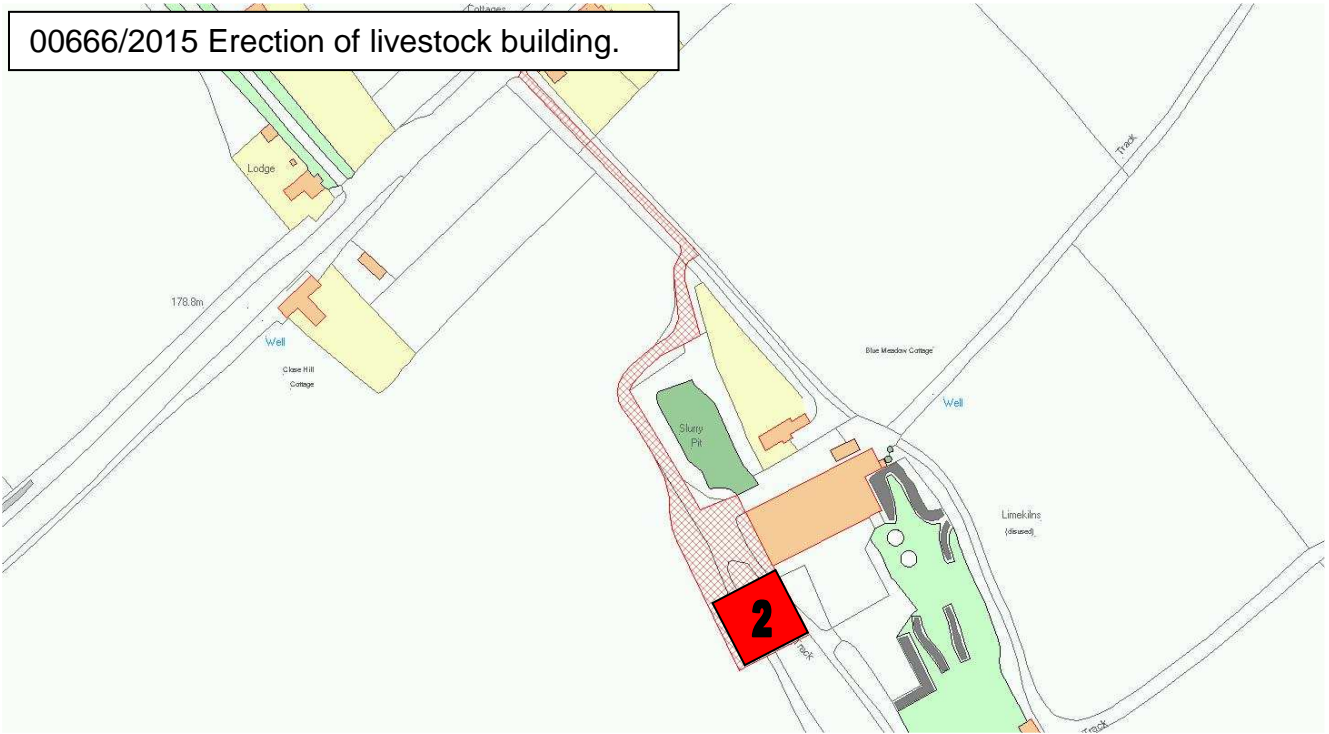


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Ordnance Survey 100023302

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00666/2015 Erection of livestock building.



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00637/2015 Proposed roof over existing silage clamp area.



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Reason item is being put before Committee – The application is made on behalf of a relative of Cllr Mott an elected member of the council.

Recommendation: Conditional approval.

Conditions:

Strict compliance with drawings

Drainage

Key issues for consideration:

- Siting, design and external appearance.
- The visual impact of the development on the surrounding landscape.
- Neighbour impact
- Highways
- Drainage

Financial Implications (Potential New Homes Bonus for major applications): None.

Site Description:

Blue Meadow Cottage (Great Close Farm) are located 2km to the south east of Bridestowe. The site is an existing dairy farm. The proposed new buildings are to be located adjacent to existing agricultural buildings to the south of the farmhouse.

The existing and proposed buildings are accessed from a farm track, off the main classified road. The site is not Listed, nor is it in a Conservation Area.

The Proposal:

The proposal is for three agricultural buildings that wrap around the southern end of an existing agricultural building on the site to form an L-shape:

00665/2015 - **Building 1:** Is to provide a livestock cubicle building which measures 647m² and is 9027mm in height.

00666/2015 - **Building 2:** Is to provide a livestock cubicle building measures 765m² and is 8613mm in height.

00637/2015 - **Building 3:** Is to provide a roof covering over an existing silage clamp area and measures 614m² and is 9580mm in height.

The buildings are needed to update and provide modern cubicle buildings to house livestock with the best animal welfare provision. The cover to the existing silage clamp and feed area will prevent pollution through run-off.

The materials to be used in the proposals include:

Building 1: Roof: Profile 6 fibre cement roof sheets in natural grey. Walls: 2m high pre-cast concrete wall with tanalised timber space boarding above. Doors: Galvanised metal doors.

Building 2: Roof: Profile 6 fibre cement roof sheets in natural grey. Walls: 2m high pre-cast concrete wall with tanalised timber space boarding above. Doors: Galvanised metal doors.

Building 3: Roof: Profile 6 fibre cement roof sheets in natural grey. Gables: One gable peak to be clad with timber spaced boarding down to the existing building. Sides: Both sides are to remain un-clad with the exception of 3m high pre-cast concrete walls.

Consultations:

- County Highways Authority - No objections
- Environmental Health Section - Unsuspected contaminated land condition.
- Town/Parish Council – No comments
- Drainage – To be verbally reported at the meeting

Representations – None received.

Relevant Planning History:

F/3/6/2097/1993/1203 - Construction of cubicle building and formation of embankment. Conditional consent 06/05/1993.

3193/2002/OKE - Diversion of overhead power line. No objection 22/07/2002.

3883/2002/OKE - Erection of agricultural building (50m x 17.1m x 6.7m high). Consent 03/02/2003.

ANALYSIS

Principle of Development/Sustainability

Policy SP1 of the Local Development Framework (LDF) Core Strategy Development Plan Document (DPD) seeks to strictly control development in the countryside and Policy ED18 of the Local Plan reinforces this by setting out parameters within which development in the countryside will be permitted. Development must require a countryside location and support the essential needs of agriculture or forestry interests or meet the essential, small scale and exceptional local needs of a settlement.

The National Planning Policy Framework (NPPF) seeks to permit sustainable development and seeks a balance between economic, social and environmental interests. It seeks to support a prosperous rural economy by supporting economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development; support the sustainable growth and expansion of all types of business and enterprise in rural areas; and promote the development and diversification of agricultural and other land based rural businesses.

Therefore, contained within the local policies and National Planning Policy Framework (NPPF) is a presumption to only allow sustainable development in the countryside and only where there is an agricultural, economic or rural diversification justification for it.

Agricultural Justification

Blue Meadow Cottage (Great Close Farm) comprises 100 hectares and is an existing dairy farm with more than 330 head of cattle.

The proposed agricultural buildings adjoin existing agricultural buildings on the edge of the farm yard and therefore it is accepted that there is an established agricultural business. The buildings are required to provide cover to an existing silage clamp to help prevent pollution from run-off and to provide additional improved cubicle buildings to house the dairy herd to comply with animal welfare regulations. As such, it is accepted that there is a proven need for the agricultural buildings.

Design/Landscape

The development falls within countryside characterised by an agricultural landscape. The building is situated on the spur of a hill adjacent to existing agricultural buildings. Both the existing buildings and proposed buildings are slightly cut into the hillside and an existing copse to the south of the site provides a good vegetative backdrop. The site is not easily visible from many public viewing points and is well screened from long vistas to the south by Burley Wood, Combebow. Where visible in the landscape the buildings would be visually read in the context of the existing steading and existing agricultural buildings. Therefore the buildings are not considered to have an adverse impact on landscape character.

The floor area of the three buildings as a whole group appears to be large on plan. However, one of the buildings (Building 3) is a canopy to roof an existing silage clamp (614m²) and is 9580mm in height. The other two buildings adjoin the end of an existing building to provide additional modern cattle cubicles (Buildings 1 & 2). Building 1 measures 647m² and is 9027mm in height. Building 2 measures 765m² and is 8613mm in height.

The existing building is 5.2 m to its ridge and therefore lower in height than the proposed buildings. However, given the context of the existing farm yard and building, the proposed buildings are considered acceptable.

The proposed materials to be used for the construction of the buildings (listed above) are typical of modern farm buildings and predominantly use timber space boarding to clad the building and are therefore considered visually acceptable and fit for their agricultural purpose.

Neighbour Amenity:

The neighbours would be little affected in terms of visual amenity from the building at the site, due to their separation distances and the existing hedge planting.

Therefore, the development subject to this application is not considered to cause any material harm to neighbouring properties.

Highways/Access:

The Highway Authority has made no objections to the proposal based on its agricultural use.

Drainage: To be reported at the meeting.

Conclusion

The application seeks planning permission for three modern farm buildings to be mainly clad in timber spaced boarding, that are considered reasonably required in connection with the agricultural uses of the site, would not result in harm to the rural character and appearance of the site and surroundings or the quality of the landscape and would not result in any harm to neighbours. There are no technical objections to the development and, as such, the application is recommended for approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

National Planning Policy Framework

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For **decision-taking** this means

- 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.

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP17 – Landscape Character
SP19 – Biodiversity
SP20 – Promoting High Quality Design

West Devon Borough Council Local Plan Review 2005(as amended 2011)

NE10 – Protection of the Countryside and Other Open Spaces
ED18 – New Farm Buildings in the Countryside
ED19 – Agricultural Related Activities

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.