

## PLANNING APPLICATION REPORT

**Case Officer:** Rob Heard  
Stoke Fleming

**Parish:** Halwell & Moreleigh **Ward:** Blackawton and

**Application No:** 2821/19/FUL

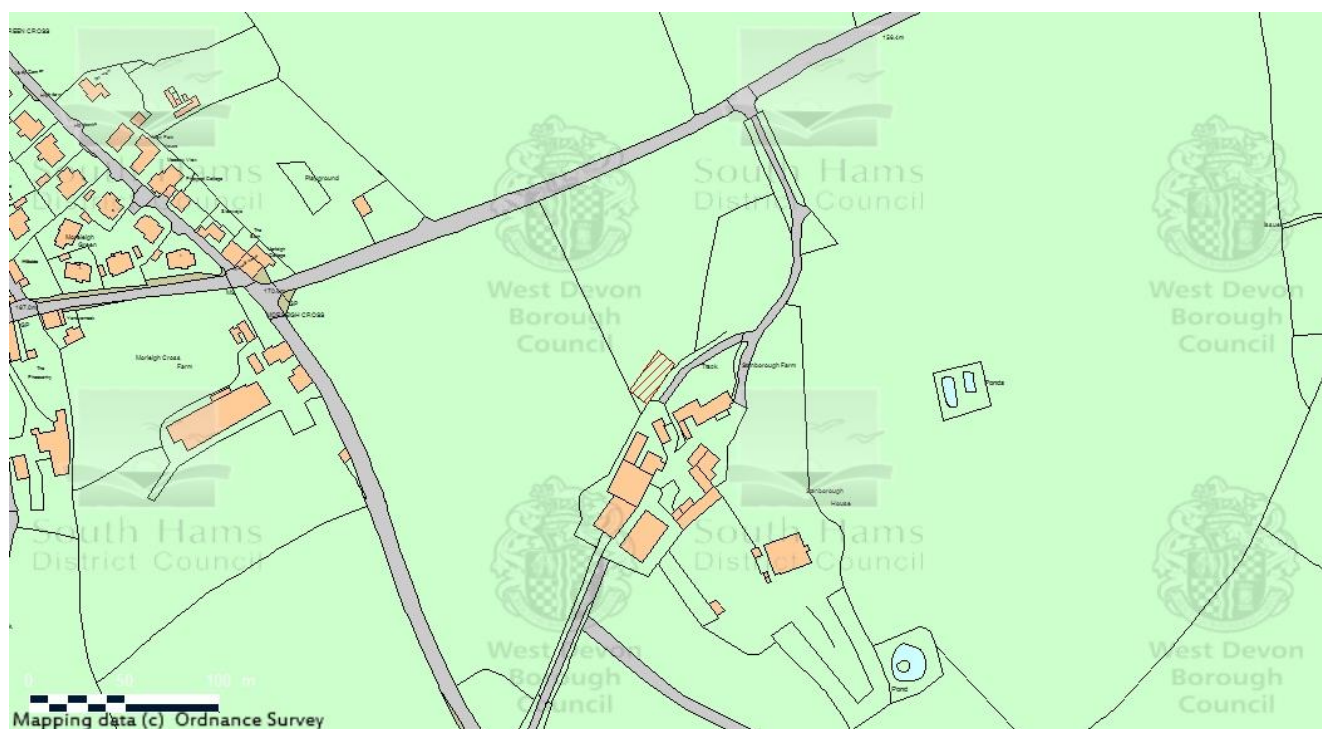
**Agent/Applicant:**  
Clare Collings  
Etheridge Farm Barn  
Diptford  
Devon  
TQ9 7NQ

**Applicant:**  
Mr & Mrs R Reeve  
Stanborough Farm  
Halwell  
Totnes  
Devon

**Site Address:** Stanborough Farm, Moreleigh, TQ9 7JQ

**Development:** New agricultural shed

The application is presented to the committee due to the applicant being a Ward Councillor.



### Recommendation:

Planning Permission Granted subject to conditions

### Conditions:

1. Time Limit
2. Approved Plans
3. Materials
4. Drainage

## **Key issues for consideration:**

- **Principle of Development**
  - **Impact upon landscape**
  - **Highways**
- 

## **Site Description:**

The site is part of an established farm holding that is located just outside of the settlement of Moreleigh, in the open countryside but outside of the South Devon Area of Outstanding Natural Beauty. It is a large farm holding, consisting of 200 acres of land, with most of the buildings grouped together in the north-west corner of the site.

## **The Proposal:**

The proposal is for a new pole type barn which will be sited close to the existing buildings on the site, adjacent to the existing barns and main farmhouse in what is a typical farmyard setting. It is a large barn, 9 metres x 18 metres with 2 open sides. Proposed materials consist of featherboarding for the elevations and profiled sheeting for the roof. The farm is served by existing vehicular access points.

## **Consultations:**

- County Highways Authority; standing advice.
- Town/Parish Council; no comments received.

## **Representations:**

### **Representations from Residents**

No representations received.

### **Relevant Planning History**

No relevant history.

## **ANALYSIS**

### **Principle of Development/Sustainability:**

Policy TTV26 of the JLP addresses development in the countryside and seeks to protect the special characteristics and role of the countryside. This policy allows for developments that respond to a proven agricultural need that genuinely require a countryside location. The

proposals would be in accordance with this policy, being part of a large established farm holding and required for agricultural purposes.

#### Design/Landscape:

The proposed barn is a large structure, 9 metres in width and 18 metres in length, with 2 open (gated) sides. Proposed materials consist of featheredged boarding and dung boarding for the elevations and profiled sheeting for the roof.

The scale, massing and design are considered to be appropriate given the setting and proposed use. The site is not prominent and there are other rural buildings in close proximity, as well as the existing farmhouse. The setting can be described as a typical farmyard and the proposals will sit comfortably within their context.

The proposed barn has been located and designed to respect the local scenic quality and maintain the area distinctive sense of place and is in accordance with policy DEV23 (Landscape character) of the JLP.

#### Neighbour Amenity:

The applicants have a significant land holding and there are no nearby neighbours or conflicting land uses close to the site. The proposals are thus in accordance with policy DEV1 (Protecting health and amenity) of the JLP.

#### Highways/Access:

There is an existing access to the site that serves the farm and the other agricultural buildings that are grouped together at the site. Access arrangements at the site are not proposed to be changed and will be from the access driveway to the site from the adopted highway lane that provides access to the wider highway network. This is considered acceptable and not contrary to the advice and guidance within policy DEV29 (Specific provisions relating to transport) of the JLP.

#### Drainage:

No information has been submitted with regards to drainage proposals but it is considered that there is adequate space within the site for soakaways.

Other Matters:

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

#### **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of

the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
TTV26 Development in the Countryside  
DEV1 Protecting health and amenity  
DEV15 Supporting the rural economy  
DEV23 Landscape character  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV29 Specific provisions relating to transport  
DEV35 Managing flood risk and Water Quality Impacts

Other material considerations include the policies of the National Planning Policy Framework (NPPF).

### **Neighbourhood Plan**

The site does not fall within any of the NP boundaries.

### **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.

### **Conclusion**

The proposals are for a new agricultural building on a significant existing farm holding and are thus acceptable in principle. The scale, massing and design is appropriate given the setting and there is an existing vehicular access that serves the site.

The proposals are acceptable and compliant with the relevant policies in the JLP. The application is therefore recommended for approval subject to conditions.

### **Conditions**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing number(s) Site Location Plan, Agricultural Holdings Boundary, Plan and Elevations (1057/19/03) received by the Local Planning Authority on 30th August 2019.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation details of facing materials, and

of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

#### 4. PRIOR TO COMMENCEMENT

Prior to the commencement of the development, details of the surface water design shall be submitted to and approved in writing by the local planning authority. Details of maintenance and management responsibility for the drainage system must be submitted to and approved in writing by the local planning authority prior to commencement on site. Such approved drainage details shall be completed and become fully operational before the development first brought into use. Following its installation the approved scheme shall be permanently retained and maintained thereafter. Surface water drainage systems design and installation shall be accordance with CIRIA C697 The SuDS Manual and CIRIA C698 Site Handbook for the Construction of SuDS.

Reason: To safeguard the amenities of the locality and environment and to ensure that the development is adequately drained. A pre- commencement condition is considered necessary to safeguard the environment in the interests of the amenities of the area.