

Application No:	18/00515/FUL	
Proposal:	The demolition of an existing cattle shed and the relocation and construction of a new larger shed	
Location:	Moorbeck House, Mill Lane, Caunton	
Applicant:	Mr John Michael	
Registered:	14.03.2018	Target Date: 09.05.2018

This application is being referred to the Planning Committee in line with the scheme of delegation given that the applicant is a relative of Cllr Michaels who also part owns the site.

The Site

The application site is located on the western edge of the settlement of Caunton, on the northern side of Mill Lane. The development site forms part of a wider (approximate) 240 acres holding for the rearing of cattle. The site is a grassed agricultural field currently occupied by two agricultural buildings on the southern boundary with the farmhouse further to the south. The southernmost building within the field is a metal sheeted Dutch barn type building with the northernmost a rectangular semi-dilapidated metal sheet structure. To the east of these buildings are further agricultural structures contained within the farmyard. The site is accessed from an existing access point from Mill Lane via the yard.

In accordance with Environment Agency Flood Zone maps, the site is defined as being within Flood Zone 1, but is detailed as prone to flooding from surface water.

Relevant Planning History

01/00897/AGR - Erection of free standing Dutch barn. Planning application not required.

The Proposal

The proposal seeks full planning permission for the demolition of the existing semi-dilapidated cattle store and its replacement with a building approximately 40% larger occupying approximately the same location. The proposed building would be 15.3m wide and 36.3m long with a dual pitched roof at 7.2m high. It is proposed that the building be constructed from concrete panels, juniper green cladding and Yorkshire boarding. The building would also be open fronted.

The application has been supported by a Design and Access Statement.

Departure/Public Advertisement Procedure

Occupiers of two properties have been individually notified by letter.

Planning Policy Framework

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

Spatial Policy 3 – Rural Areas
Spatial Policy 7 – Sustainable Transport
Core Policy 6 – Shaping our Employment Profile
Core Policy 9 – Sustainable Design
Core Policy 10 – Climate Change
Core Policy 12 – Biodiversity and Green Infrastructure
Core Policy 13 – Landscape Character

Allocations & Development Management DPD (adopted July 2013)

Policy DM5 – Design
Policy DM7 – Biodiversity and Green Infrastructure
Policy DM8 – Development in the Open Countryside

Other Material Planning Considerations

- National Planning Policy Framework 2012
- Planning Practice Guidance 2014
- N&SDC Landscape Character Assessment, SPD.

Consultations

Caunton Parish Council – No comments received at time of this report going to print.

NSDC Environmental Health Officer – No objection.

No letters of representation have been received.

Comments of the Business Manager

In assessing this scheme it is considered that the main issues relate to the principle of a new building in this location, the impact on the character and appearance of the area, the impact on ecology and the impact on residential amenity. Each is discussed in turn below.

Principle of Development

I am mindful of the guidance contained within Spatial Policy SP3 (Rural Areas) of the Core Strategy which states that ‘the rural economy will be supported by encouraging tourism, rural diversification and by supporting appropriate agricultural and forestry development.’ It states that development away from the main built-up areas of villages, in the open countryside, must be strictly controlled and restricted to uses which require a rural setting such as agriculture and forestry.

Policy DM8 (Development in the Open Countryside) of the Allocations and Development Management DPD sets out criteria to deal with such applications. Policy DM8 lists Agricultural and Forestry development to be appropriate forms of development in the open countryside where proposals can adequately explain the need for the development and its siting and scale in relation to the use it is intended to serve.

The proposed building would replace the existing building which is used for the keeping of livestock. The existing building is in a poor state of repair and in need of replacement. The replacement building would be approximately 40% larger than the current and responds to the needs of the farm.

I am satisfied that the above meets the requirements of Policy DM8 and allows the agricultural operations on the site to be self-sustaining. I am also mindful of the benefits of the scheme in terms of allowing the existing agricultural practices to continue and expand thereby supporting local employment as endorsed by Core Policy 6.

As such I consider that the principle of the new agricultural building accords with the Development Plan.

Impact on the Character of the Area

Core Policy 9 of the Core Strategy seeks to ensure that new development is of an appropriate form and scale to its context and complements the existing built and landscape environments. Core Policy 13 (Landscape Character) requires development proposals to positively address the implications of the Landscape Policy Zones and demonstrate that such development would contribute towards meeting Landscape Conservation and Enhancement aims for the area. Policy DM5 of the ADMDPD states in relation to Local Distinctiveness and Character that 'the rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.'

The application site is located within the Landscape Policy Zone of Mid-Nottinghamshire PZ 28 'Caunton Village Farmlands & Ancient Woodland', as identified by the Newark and Sherwood Landscape Character Assessment. The landscape condition is defined as 'good' and is described as gently undulating with some flat areas. The landscape is described as having a 'moderate' level of sensitivity and the overall landscape action for this policy zone is to 'conserve and reinforce'.

The proposed building would be situated on land elevated from Mill Lane to the south. However I am mindful that the proposed building would be viewed in context with other existing agricultural buildings and would replace one which is already in situ, albeit being approximately 40% larger. The supporting design and access statement details that the proposed building would contribute towards the longevity of the farm and I consider its scale, siting and finish would not be out of keeping with the existing rural character of the site. I do not consider there is justification to require additional landscaping in this instance given that the replacement building would assimilate into the farmyard setting in any event.

The proposal is considered to be acceptable and in accordance with Core Policies 9 and 13 and Policy DM5.

Impact on Ecology

Consideration has been had to the potential ecological interest of the building. No ecological report has been submitted in support of the application. However, the building is clearly open to the elements with large parts of metal sheeting missing from walls and parts of the roof. It is therefore considered that the building would not represent a preferable roosting/nesting site for bats/birds. In this instance it is considered that the demolition of the building would not detrimentally impact upon ecological interest on the site, albeit it is recommended that a note to applicant informing that birds and bats are protected species should be attached to any future consent.

Impact on Residential Amenity

Policy DM5 states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

In the context of the current application, consideration of amenity requires deliberation on the impacts of the development on the existing neighbouring properties as well as the proposed occupiers of the development proposed.

The proposed replacement building would be no closer to Moorbeck House; (the farmhouse and the nearest dwelling to the site) than the structure it would replace. The proposal is therefore not considered to impact upon residential amenity and accords with Policy DM5.

Conclusion

The principle of a replacement agricultural building within the context of an existing working farm is accepted and the proposal represents an acceptable increase in scale compared to the building it would replace. The new structure would contribute towards the future viability of the farm and is not considered to result in harm to the character of the area, ecological interest nor residential amenity. There are no further material considerations that would warrant refusal.

RECOMMENDATION

That full planning permission is approved subject to the following conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

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

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved details:

- Proposed Elevations and Floor Plan Drawing No. 1276/1
- Block Plan Drawing No. 1276/2
- Location Plan Drawing No. 1276/3 & 1276/4

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

Notes to Applicant

01

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) Order 2010 (as amended).

02

The applicant is advised that all planning permissions granted on or after 1 December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

03

All bat species are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994. This legislation makes it illegal to intentionally or recklessly kill, injure or disturb any bat, or destroy their breeding places. If bats are disturbed during the proposed works, the legislation requires that work must be suspended and English Nature notified so that appropriate advice can be given to prevent the bats being harmed. English Nature can be contacted at the following address: The Maltings, Wharf Road, Grantham, Lincolnshire, NG31 6BH – (tel: 01476 584800).

04

Nesting birds are protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly kill, injure or take any wild bird; take, damage or destroy its nest whilst in use or being built; and/or take or destroy its eggs. Normally it is good practice to avoid work potentially affecting nesting birds during the period 1 March to 31 August in any year, although birds can nest either side of this period.

Background Papers

Application Case File

For further information, please contact James Mountain on ext 5841.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Matt Lamb
Business Manager Growth & Regeneration

Committee Plan - 18/00515/FUL

