

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0018/F	CASE OFFICER Rebecca Collins
LOCATION:	MILEHAM Burwood Hall The Street Mileham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Stephen Olley 5 Blenheim Crescent Tittleshall	
AGENT:	Mr Stephen Olley 5 Blenheim Crescent Tittleshall	
PROPOSAL:	Open span building for housing cattle.	

REASON FOR COMMITTEE CONSIDERATION

The application is, as defined by the scheme of delegation, a major planning application and is therefore referred to Planning Committee for this reason.

KEY ISSUES

Principle
Character of the Area and Impact on Heritage Assets
Impact on amenity
Highways - Access and safety
Other matters

DESCRIPTION OF DEVELOPMENT

The proposal is for an open span agricultural building for the housing of cattle approximately 50m x 40m and 7 m in height. The building will be constructed of profile 6 natural grey fibre cement sheeting to reduce condensation and to help it blend in. The walls of the building will be constructed from grey concrete pre-cast panels attached to the steel structure of the building. There will be 10m steel gated openings at each end of the building to allow machinery in to feed and muck out.

A concrete turning and loading area is proposed along with other associated works including collecting the effluent to be reused on the fields, a rain water storage system, to collect rain water from the building for the cattle to drink and all the rain water landing on the concrete areas and any excess from the building will be stored the a large rain water pond, meaning less rain water going into the network of ditches.

The removal of a 6 metre section of hedgerow is required to create an additional access to the building also.

SITE AND LOCATION

The application site is located to the north of Mileham and to the north of Burwood Hall. It is accessed of a long track leading from The Street in Mileham, and although ground levels are reasonably flat in this location there are unlikely to be clear views from The Street to the application site due to its distance from the road and only glimpse views from gaps in hedgerows to the roof of the proposed building.

The application site and surrounding area consists of open agricultural fields. There is a hedgerow to the south of the application site and some existing older agricultural buildings to the west. These buildings are in a poor state of repair and in the long term the applicant states, it is their plan to repair these to bring them back into use.

The site will be accessed via an existing gateway to the west of the site and a new gateway to the east of the site, configured for machinery to turn when entering and exiting the site. The creation of the access to the east will require the removal of approximately 6m of hedgerow.

The excess soil from the levelling of the site will be used to form an earth bank to the north of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.03	Employment
CP.08	Natural Resources
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.06	General Employment Areas
DC.07	Employment Development Outside of General Employment Area
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

MILEHAM P C

No objection.

NORFOLK COUNTY COUNCIL HIGHWAYS

Based on the submitted information I would not wish to raise a highway objection to the proposal.

TREE AND COUNTRYSIDE CONSULTANT

The removal of a small section of Hedgerow (6m) to create an access does not raise any objection.

HISTORIC BUILDINGS CONSULTANT

No objection

ENVIRONMENTAL HEALTH OFFICERS

I recommend approval providing the development proceeds in line with the application details and subject to the following conditions to alleviate environmental concerns. Manure heaps should be situated at least 10 metres from any ditch or watercourse and must be stored on an impermeable surface with a sealed drainage system. All liquids entering the drainage system must be collected in a sealed sump and disposed of in accordance with the applicable legislation. If any controlled waste (i.e. manure) is to be removed off site, the site operator must ensure that a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. No foul sewage or effluent, including run-off from contaminated yards, manure heaps, and shed washing, should be discharged to any surface water drainage system.

HISTORIC ENGLAND

No comments.

HISTORIC ENVIRONMENT OFFICER

No objection subject to the imposition of an archaeological works condition, first requiring investigation of the site.

ANGLIAN WATER SERVICE

No Comments Received

ENVIRONMENTAL HEALTH OFFICERS

No Comments Received

ANCIENT MONUMENTS SOCIETY

No Comments Received

ENVIRONMENT AGENCY

No Comments Received

REPRESENTATIONS

None received

ASSESSMENT NOTES

1.0 Principle

1.1 The application site lies far outside any designated development boundary in the Countryside and outside of any designated general employment area, where proposals for new employment are encouraged to be sited (Policy DC6). However, Policy DC7 does permit employment development outside of general employment areas, whereby (b) there are particular reasons, including (i) business expansion (ii) businesses that are based on agriculture and where (c) the development of the site would not adversely affect the type and volume of traffic generated.

1.2 The proposal being agricultural and works associated with the operation of the existing farm and is not considered to generate significant additional traffic movements, as further discussed below, is considered in accordance with Policy DC7 of the Core Strategy and acceptable in principle, subject to the matters further discussed below.

2.0 Character of the Area and Impact on Heritage Assets

2.1 The application site lies within open countryside, a good distance from the public highway and the settlement of Mileham. The application site lies within an existing working farm and the proposed building is sited 16m from existing older cattle sheds, which are in need of repair. There is a hedgerow to the front of the proposed building the applicant proposes to use the soil generated from the construction of the building to create an earth mound to the north of the building. Given the distance of the building from the village and the public highway then it is unlikely to be clearly visible and therefore unlikely to impact the character of the area or the street scene. The applicant has submitted a photomontage showing the building from one of the gaps in the hedgerow, however, due to the existing hedgerow and field boundaries only the roof of the proposal is likely to be visible. It has been designed with a shallow pitch and using grey materials to not have a significant visual impact. It also lies adjacent to existing buildings.

2.2 There is a public right of way to the west of the site, however, this is a good distance away and the buildings adjacent to the proposal are also to the west shielding it from view. The proposed building is however, larger than the existing so some views may be available, however, given the scale of the building and the existing use then this is not considered so significant to warrant refusal of planning permission. For the reasons given, the agricultural nature of the area and that only glimpse views are likely then the proposal is considered unlikely to significantly impact the character of the area in accordance with Policies DC16 of the Core Strategy and 12 of the NPPF (2019).

2.3 The application includes an area of concrete hardstanding to the east of the building and hardstanding to the south and east. The applicant states that this area has been reduced as much as possible to reduce any environmental impact and is a size configured for machinery to turn when entering and exiting the site. This will be largely hidden from view by the hedge, existing building and earth mound and therefore unlikely to have a significant impact.

2.4 The applicant proposes to use an effluent collecting system so this can be stored and reused on the surrounding fields and a rain water storage system for water for the cattle. Given these are associated works then these are also considered acceptable in principle and unlikely to be of a scale to impact the character of the area

2.5 Policy 16 of the NPPF, DC17 of the Breckland Core Strategy and Sections 16 and 66 of the Planning

(Listed Buildings and Conservation Areas) Act 1990, seek to protect the special interest and significance of heritage assets/Listed Buildings and their settings.

2.6 The site lies to the north of a scheduled ancient monument - Mileham Castle.

2.7 The site also lies to the north of the Mileham Conservation Area. However, as above, the proposal is unlikely to be clearly visible from the public realm and largely hidden by existing properties from the Conservation Area. Although, glimpse views may be possible through gaps in the hedgerow, these are unlikely to be from within the Conservation Area. Historic England and the historic buildings officer raise no objections to the proposals.

2.8 Due to the sites location close to the scheduled ancient monument, the Historic Environment Service have requested a condition for archaeological investigation. The applicant has submitted further information in this regard. The advice of the Historic Environment service has been further sought and an update to members will be provided at the Planning Committee.

2.9 The proposal is therefore not considered to harm the setting or significance of these heritage assets and there is some public benefit in expanding an existing building that would outweigh any modest harm. Subject to the condition proposed, then the proposal is considered in accordance with Policy 16 of the NPPF and Sections 16 and 66 of the Act.

3.0 Impact on amenity

3.1 Policy DC1 of the Breckland Core Strategy seeks to protect the amenity of neighbouring properties. There are no immediate neighbours adjacent to the development and the proposal is a significant distance outside of Mileham. The proposal is therefore unlikely to impact amenity and is considered in accordance with Policy DC1 of the Breckland Core Strategy.

4.0 Highways - Access and safety

4.1 The proposal is unlikely to generate significant additional traffic due to the proposed use and the existing farm operation. The Highways Authority raise no objections to the proposals and therefore it is considered acceptable in highway safety terms. Sufficient parking exists on the site and the proposals are unlikely to generate requirements for additional car parking in accordance with policy DC19 of the Breckland Core Strategy.

5.0 Other matters

5.1 Hedgerow

The application includes the removal of approximately 6m of hedgerow to accommodate a new access to the site. The applicant has submitted justification for this, as set out above. The Tree Officer has assessed this part of the proposals and is satisfied that the removal of a small section of Hedgerow (6m) to create an access does not raise any objection. The impact on the overall hedge will be low and it does not appear that there would be any other means of creating access to the site without incurring disproportionate cost. This, in all likelihood would make it exempt from any requirements under the hedgerow regulations. Therefore the proposal is considered in accordance with policy DC12 of the Core Strategy.

5.2 Flood risk and drainage

The site is located outside of any identified flood risk area. There is sufficient space around the building for appropriate drainage and as set out above any water run off from the building or concrete hardstanding is to

be re-used for the cattle.

5.3 The proposal is therefore unlikely to increase risk of flooding elsewhere in accordance with Policy 14 of the NPPF and the submitted drainage strategy is proposed to be conditioned to ensure this.

5.4 Contamination

Environmental Health officers have reviewed the application with regards to contamination and have suggested a condition with regards to muck heaps, this will be added as a note to any subsequent permission as this is not development and is controlled by other legislation, the proposal is considered in accordance with Policy 14 of the NPPF.

5.5 Agricultural land

It is noted that the building and hardstanding are to be constructed on existing agricultural land, however, the applicant states that this is to be built on the corner of a field that is not productive due to the low quality of the soil. Therefore the use of high quality agricultural land is avoided in accordance with the advice of the NPPF.

6.0 Conclusion

The proposal is considered acceptable in principle and is unlikely to have a significant impact on the character of the area, the significance of nearby heritage assets, the amenity of neighbouring properties or highways safety. Matters of hedgerow removal, flood risk, contamination and loss of agricultural land have all been assessed and are considered satisfactory or can be adequately conditioned. The proposal is therefore considered to accord with the National Planning Policy Framework (2019) and the Development Plan and therefore has been recommended for approval.

RECOMMENDATION

The proposal is considered to accord with the Development Plan and the NPPF, as set out above, and is therefore recommended for approval, subject to the imposition of conditions attached to this report.

CONDITIONS

- 3 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
- 4 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- 5 Non-standard materials condition**

The materials to be used in the construction of the external elevations of the development hereby approved shall be as set out on the submitted application form, unless otherwise first agreed in writing by the Local Planning Authority.
Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policy DC 1

and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

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Archaeological work to be agreed

No development shall take place until:

A) an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation;

B) No development shall take place other than in accordance with the written scheme of investigation approved under Part (A);

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under Part (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for condition:-

To ensure the potential archaeological interest of the site is investigated in accordance with policy DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged