

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0301/F	CASE OFFICER Tom Donnelly
LOCATION:	NEW BUCKENHAM Land Off of Cuffer Lane New Buckenham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr C Stimpson c/o Lisa Allard	
AGENT:	Mrs Lisa Allard 27 Dereham Road Easton	
PROPOSAL:	Proposed Farm Building and Associated Works	

REASON FOR COMMITTEE CONSIDERATION

The application is brought before the Planning Committee in agreement with the Chairman due to the level of public interest in the scheme.

KEY ISSUES

Impact on character and appearance
Design and appearance
Impact on amenities
Impact on character and setting of adjacent Listed Building/Scheduled Monument
Ecology impact
Impact on parking provision and highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of an agricultural building including the creation of a new access on to the holding. The proposed building measures 6.38m in height, 12m in width and 19m in length. The proposed materials are a concrete plinth, timber cladding on the walls and profiled steel sheeting on the roof. The purpose of the building is to provide storage of machinery and equipment/supplies in relation to the holding (approximately 20 hectares) along with welfare facilities and a mezzanine floor to provide office space to be used in association with the holding.

SITE AND LOCATION

The application site is Land off Cuffer Lane in New Buckenham. The land forms part of an approximately 20 hectare holding which sits north of the main settlement of New Buckenham.

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.04	Infrastructure
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.12	Trees and Landscape
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

TREVOR WENMAN (PARISH CLERK NEW BUCKENHAM PC)

17-04-19

The Parish Council has no planning objection to this application, subject to conditions requiring details of materials, elevation and surface water and foul drainage to be agreed with the planning authority.

12-06-19

In the light of the new information received on 17th May 2019, showing the extent of the landholding to which the proposed agricultural building relates, the Parish Council now objects to this application, as the scale of the proposed building is disproportionate in the context of the agricultural holding itself. This gives rise to further concerns about vehicular access to the building, as well the previously stated concerns regarding materials, elevation, and foul and surface water drainage.

NORFOLK COUNTY COUNCIL HIGHWAYS

Based on the additional information supplied by the applicant, and to our meeting with the applicant and his agent on 08 May, my understanding is as follows.

The applicants holding was previously farmed by a tenant who lived immediately to the north of the holding and had his own buildings to store the equipment needed to maintain and cultivate the land. The tenant was able to access the land from another holding which is served by B1077. This tenant has since died and the applicant advises he has no other legal access to the holding other than via Cuffer Lane.

My view is that the holding will continue to be cultivated, harvested, grazed and receive routine maintenance, whether or not the storage building is granted permission. As a consequence the land will attract vehicular traffic in relation to this regardless. I therefore consider it would be difficult to substantiate an objection in principle to the proposal.

By providing a storage building on the holding some equipment would be able to be retained on site potentially reducing vehicular movement. However, it would need to be a condition of any permission that the sole use of the building is in connection with the adjacent holding, the extent of which was demonstrated to us by the applicant on 08 May.

The proposal involves creating a new access onto Cuffer Lane. Cuffer Lane is single track in width and therefore the access will need to be of sufficient width to cater for turning traffic. I consider these details could be the subject of a condition to be agreed in the future.

The effect of visibility from the access on some adjacent mature trees is not altogether clear. However there is sufficient road frontage, with no hedging or trees, to accommodate the access and, again, I would be happy for this to be dealt with by way of a condition.

ENVIRONMENTAL HEALTH OFFICER

No objection

KEN HAWKINS, THE RAMBLERS

The development itself will perhaps not directly affect the use of the Tas Valley Way, but we have been informed that Cuffer Lane is known for sightings of bats flying along and near to it; it would be a double pity if they were affected - first for the impact on their environment, and second for the impact on walkers seeking to observe the bats. We would therefore ask that, if this development is approved, then any security or operational measures (such as lighting) are permitted only where it can be shown that they will not detrimentally impact on bats or any other wildlife known to be in the area.

Further to our earlier comments, we would add our concern at any attempt to take large agricultural vehicles along Cuffer Lane, but because of the likely call to widen it (or damage caused if it is not widened) and because of the danger and inconvenience caused to walkers and other users of the Lane.

HISTORIC ENGLAND

No objection

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection subject to conditions following submission of further ecology survey

TREE AND COUNTRYSIDE CONSULTANT

No comments

REPRESENTATIONS

A site notice was posted and neighbours consulted.

A total of 25 letters of representation were received raising objections to the proposal. The key planning issues raised in the objections were:

- The impact of the development on the SSSI and protected species on/near the site.
- The impact of traffic movements of large agricultural machinery through New Buckenham to access the site.
- Low water pressure in the area.
- The building will have a detrimental impact on the character and appearance of the area.
- Visibility at the junction of Chapel Street and Church Street being poor.
- Flood Risk
- The potential for light pollution and other pollution as a result of the proposal.
- Over development
- Whether there is sufficient agricultural need for a building of this size for the holding.

ASSESSMENT NOTES

1.0 Principle

1.1 The key issues of consideration with this application are the impact of the development on the character and appearance of the area, the design and appearance of the proposal, the impact on amenities, the impact on the character and setting of the adjacent Listed Building and Scheduled Ancient Monument, the ecology impact and the impact on parking provision and highway safety. These issues were considered with regard to Policies CP4, CP10, DC1, DC12, DC16, DC17 and DC19 as well as having regard to the NPPF (2019)

2.0 Impact on Character and Appearance of Area-

2.1 The site currently forms part of a larger agricultural holding (approximately 20 hectares) and is currently open. There are other buildings in the vicinity of the site that are of a residential and agricultural nature. On this basis, it is not considered that the addition of another building would, in principle, result in a detrimental impact on the character and appearance of the landscape due to the presence of other buildings in the area.

2.2 Whilst the height and size of the building is relatively large, based on the agricultural justification provided in support of the building by the applicant and his land agent, it is considered on balance that the building is acceptable in terms of the impact on character and appearance. The justification states that a building is required as there are currently no buildings on the land for storage and also to provide welfare facilities for any workers on the land.

2.3 Given the agricultural vernacular of the building, it is considered that the erection of an agricultural building in this location, particularly given the nature and use of the site would be appropriate in terms of character and appearance of the area. On this basis, the proposal is considered to be acceptable having regard to Policies DC16 and CP11 as well as Paragraph 127 of the NPPF 2019.

3.0 Design and Appearance

3.1 The proposal seeks the erection of an agricultural building including the creation of a new access on to the holding. The proposed building measures 6.38m in height, 12m in width and 19m in length. The proposed materials are a concrete plinth, timber cladding on the walls and profiled steel sheeting on the roof.

3.2 The siting of the building is in close proximity to the frontage of the site and is therefore highly visible from public vantage points. On this basis, the street scene impact of the development is to be considered. In this instance, the building is in a very rural location where it would not be unusual to find buildings with this type of design and appearance in the district.

3.3 The proposed palette of materials is considered to have been sympathetically chosen in the context of the area through the use of timber cladding on the walls and profiled metal sheeting on the roof. Again, these materials are considered to be typical of a building of this vernacular.

3.4 Overall, it is considered that the design and external appearance of the proposed building would be in keeping and appropriate in the context of the site and surrounding area and is therefore considered to satisfy the requirements of Policy DC16 in terms of design and appearance as well as having regard to paragraph 127 of the NPPF (2019).

4.0 Impact on amenities

4.1 The impact on amenities was considered with regard to Policy DC1. The key amenity impacts to consider with this proposal is whether the proposed building would result in an overbearing or over dominating impact on adjoining properties or whether there would be unnecessary noise or light disturbance caused by the proposed building.

4.2 The siting of the proposed building benefits from good levels of separation to the nearest adjoining property, Hunts Farm, with no other residential properties nearby to the site. On this basis, it is considered unlikely that the proposal would give rise to any adverse impacts in terms of overbearing or overlooking impacts.

4.3 In terms of noise disturbance, given that the primary use of the building is for storage purposes, it is considered unlikely that there would sufficient levels of noise generated that would have a significant detrimental impact to neighbour amenity.

4.4 In terms of light pollution, at this time there are no proposals to include external lighting in the proposal. On this basis, it is therefore not considered that the proposed development would result in light disturbance to any neighbouring properties. In order to ensure that this remains the case, it is proposed that a condition is imposed on any permission granted to require details of any external lighting to be submitted and approved before being installed to ensure that any external lighting is sympathetic to the amenities of adjoining properties.

4.5 On the basis of the above mentioned points, it is considered that the proposal has appropriate regard to Policy DC1 in terms of the preservation of neighbour amenities.

5.0 Impact on character and setting of adjacent Listed Building

5.1 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning

Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

5.2 There is a scheduled monument approximately 250m away from the siting of the proposed building. Historic England have commented on the proposals and have raised no objection to the scheme in terms of the impact on the Scheduled Monument.

5.3 Given the distance from the siting of the proposed building to the Scheduled Monument (approx. 250m) it is considered unlikely that the proposal would have an impact on the Scheduled Monument. On the basis of the significant distance from the site to the Scheduled Monument, it is not considered that the proposal would impact on the character or setting of the Scheduled Monument and is therefore considered to satisfy the requirements of Policy DC17 and Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

6.0 Ecology Impact

6.1 A preliminary ecological appraisal was submitted at the request of the County Ecologist that included mitigation measures and ecological enhancements. The County Ecologist has reviewed this information and raised no objections to the proposal subject to conditions requiring the implementation of the mitigation measures and enhancements set out in the survey. On this basis, it is considered that the proposal is acceptable having regard to Policy CP10 in terms of the ecology impacts of the scheme.

7.0 Impact on parking provision and highway safety

7.1 The impact of the proposal on parking provision and highway safety was considered with regard to Policies CP4 and DC19 as well as having regard to paragraphs 108 & 109 of the NPPF (2019). The Highways Officer initially had concerns about the proposal and the traffic it would be likely to generate and the potential impact this could have on the settlement of New Buckenham. Following the submission of further information, the Highways Officer concluded that traffic would be likely to travel to the site for cultivation, harvesting and maintenance irrespective of whether there was a building on site or not. On this basis, it was concluded that the building would not serve to increase traffic movements to or from the site and, in fact, may actually reduce them if machinery were stored on site in the building. An appropriate condition can be imposed to ensure that that would tie the building and its contents to solely to the holding as shown on the revised location plan submitted by the applicant.

7.2 In addition, a condition would be imposed to ensure that the new access is built to an acceptable standard, that sufficient visibility is provided onto the site (although the highways officer acknowledges that this can be achieved) and for the access and parking to be provided in accordance with the submitted detail prior to the first use of the building.

7.3 It is considered that there is sufficient space on site to provide more than adequate parking provision to serve the building and its use having regard to Policy DC19.

7.4 In planning judgement terms, it is considered that the proposal would not serve to compromise highway safety on the basis that traffic movements to and from the site is unlikely to be altered by the proposed development and the proposal is therefore considered to be acceptable in terms of parking provision and in highway safety terms on this basis having regard to Policies CP4 & DC19 as well as the NPPF (2019).

8.0 Planning Balance

8.1 In terms of the overall planning balance, whilst finely balanced, the proposal is considered to be acceptable in planning terms and is accordingly recommended for approval, subject to conditions.

CONDITIONS

- 1 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.
- 2 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.
- 3 Full details of external lighting**

Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-
In the interests of amenity.

This condition will require to be discharged
- 4 Non-standard condition**

The proposed development must proceed in-line with section 5 of the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd; June 2019). Any lighting needs to be installed in accordance with section 5 of the Preliminary Ecological Appraisal (Eco-Check Consultancy Ltd; June 2019) and this must be clearly demonstrated to the Planning Authority through inclusion of any lighting in design plans.

Enhancement measures need to be incorporated into the site's design to provide 'net gains for nature' in accordance with paragraph 170 of the NPPF, including at least one nest box targeting house sparrows, at least two bat boxes installed in suitable locations on the building and the creation of a skylark plot. The adopted enhancement measures must be clearly demonstrated to the Planning Authority through inclusion in design plans.

Reason for Condition:-
To ensure that the development has appropriate regard to Policy CP10 of the Development Management Core Strategy 2009 and Paragraph 170 of the NPPF.
- 5 Personal to applicant**

The development hereby permitted shall solely be used for the storage of resources and machinery as well as associated uses in connection with the applicants holding as demonstrate on the plan outlined in red submitted on 17/05/19.

Reason for condition:-
In order that the Local Planning Authority may retain control over the development and in the

interests of Highway Safety.

6 New access (over verge/ditch/watercourse/footway)

Prior to the first use of the building hereby permitted the vehicular access shall be designed and constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways Field Type 1 specification and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

This condition will require to be discharged

7 Provision of visibility splays - condition/approved plan

Prior to the first use of the building hereby permitted, visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above

the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF.

This condition will require to be discharged

8 Provision of parking and servicing areas

Prior to the first use of the building hereby permitted the proposed access parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/ manoeuvring areas, in the interests of satisfactory development and highway safety.

This condition will require to be discharged