

BUCKERELL 06/1951/FUL 01.09.06
(Feniton & Buckerell) (FULL)

Applicant: Mr and Mrs D Beer

Location: Land at Cherry Bridge, Weston Lane, Honiton
(Grid Ref: 313794/100627)

Proposal: Erection of agricultural building for storage use and occasional
livestock handling

Consultations

County Highway Authority
Does not wish to comment.

Environment Agency
No objections in principle subject to
comments.

Planning History

App. No.	Year	Proposal	Date and Decision
1034/FUL	2005	Siting of a temporary mobile home.	09.09.2005. Refused
1052/FUL	2005	Erection of free range broiler house and alterations to access	10.11.2005. Approved
1139/FUL	2005	Erection of free range broiler house and alterations to access	10.11.2005. Approved
1086/FUL	2006	Erection of storage barn and siting of mobile home.	16.06.2006. Refused
1875/FUL	2006	Siting of mobile home.	Current.

Representations

7 letters of objection have been received including 2 letters from a single objector.

Summary of Objections

1. Whilst there may be no particular objections to the building, it should be an alternative to the approved poultry buildings.
2. Land unsuitable for intensive livestock as the land is wet and drains to the River Wolf.
3. Could be used as a lever to support a permanent dwelling.
4. Same refusal reasons as before still apply.
5. The approach to the site is too narrow for the lorries that would carry livestock.

Parish/Town Council

'The Parish Council have concerns about this proposal which are the similar to the previous application.

The need for a large barn with enclosed sides does not seem to be proven. If a barn is needed for feed and safety it is traditionally placed as near to access as possible.'

Adjoining Awliscombe Parish Council

'The Parish Council have no objection to the barn applications, but do feel that the land is unsuitable for pig farming being mainly heavy clay based.'

Location

The site is known as Cherry Bridge Farm, comprising an area of approximately 20 acres and was previously part of Crossfield Farm, which was owned by Devon County Council. The site is located to the north west of Weston and has an access from Weston Lane at a point close to Cherry Bridge.

The site currently has no permanent buildings and is characterised by overhead electricity pylons crossing the site. Along part of the northern boundary of the site is the River Wolf which also is the lowest part of the site which then rises up to the west. The site is grassed and the field boundaries are marked by hedgerows and trees with two isolated trees within the central part of the site.

Planning Background

Planning permission was refused by the Planning Inspection Committee meeting on 9 September 2005 for the siting of a mobile home on the site and permission was also approved for the erection of 2 free range broiler houses. Since then the site has been sold to the current applicant who applied for permission in 2006 for the siting of a mobile home and the erection of an agricultural building the same as the current proposal, but sited in the middle of the larger top field further to the west than the current proposal. This application was refused on the grounds of insufficient justification for the mobile home, whilst the storage barn was refused as its siting was within a prominent part of the site visible from the surrounding area and without special justification for the proposed siting, the Council were of the view that the agricultural building should be sited on a less prominent part of the site.

The Proposed Development

Full planning permission is sought to erect an agricultural building on the site for tractor storage, feed and hay storage, with occasional livestock handling. The building would have a length of 15 metres, a depth of 6 metres and a maximum height of 3.5 metres. The walls would be mainly timber clad with a mono-pitch box profile steel sheeting clad roof. The proposed agricultural building would be sited within the eastern corner of the western field close to the intersection of 2 hedgerows (see attached site plan).

Planning Policy

Devon Structure Plan 2001 -2016

- ST1 Sustainable Development
- C01 Landscape Character and Local Distinctiveness
- C06 Quality of New Development
- ST5 Development Priority

Adopted East Devon Local Plan

- S4 Countryside Protection
- D1 Design and Local Distinctiveness
- D4 Landscape Requirements
- TA6 Adequacy of Road Network and Site Access

Observations

The previous refusal of planning permission under reference 06/1086/FUL relating to this building was purely on the grounds of siting and not on the principle of having a modest sized agricultural building to serve this enterprise. It is reasonable to expect that an agricultural enterprise of 20 acres would need a building and a floor area of approximately 90 metres is not overlarge for this size of enterprise.

The main issue is therefore one of siting. The previous application related to its siting within the middle of the highest field which would be prominent and unrelated to the main activities taking place within the south eastern field. The new siting is located close to the main activities and within the bottom corner of the largest field, close to the intersection of 2 high hedges where it would not be prominent within the landscape and would better serve the main activities.

Whilst there is still a current permission for two large poultry buildings on the site, it is considered that even if these permissions were implemented the discreet nature of the siting and size of the proposed building would not cumulatively result in significant harm to the landscape. It is not, therefore, considered reasonable to revoke the existing planning permissions to which the Council would be liable to pay compensation.

Conclusion

The principle of this modest sized building has previously been accepted with the only concern relating to siting. The new site is much more discreet within the landscape and better related to the main agricultural activities and therefore approval is recommended.

Recommendation

APPROVE subject to the following conditions:

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1. The site shall be drained on a separate system of foul and surface water drainage with all clean, roof and surface water being kept separate from foul drainage.  
(Reason – To prevent pollution of the water environment)
2. All foul drainage, including foul surface water run-off shall be disposed of in such as way as to prevent any discharge to a well, bore hole or spring or any water course, including dry ditches with a connection to a water course.  
(Reason – To prevent pollution of the water environment)
3. No development shall commence until details of the colour of the roof material have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason – In the interests of securing an appropriate colour for the roof material to reduce the impact of the development on the landscape)
4. Should the agricultural use of the building hereby approved cease within a period of ten years from the date of construction, it shall be removed from the site and the land upon which it stood be reinstated to pasture.  
(Reason – To protect the appearance of the countryside)

### **List of Background Papers**

The file containing all letters, consultations, and documents referred to in the report.