

BROADCLYST
(Clyst Hydon)

07/2833/AGR

Target Date: 27.12. 2007

Applicant:

N Gibbins

Location:

Wrights Farm

Proposal:

Agricultural storage building

CONSULTATIONS

County Highway Authority

No objection

South West Water

No comments received

Environment Agency

No comments received

PARISH COUNCIL

“In principle, the Councillors support the erection of the hay barn, but an inspection of the site by the chairman leads the Councillors to question the existence of the dairy and beef herd referred to in the access statement. The Councillors also feel it incumbent upon them to mention that there is at least one other recently erected building on the lower side which has not come before them for support or otherwise.”

WARD MEMBERS

Councillor D Button – “No objection”

In the event that this application comes to Committee I would reserve my position until I am in full possession of all the relevant facts and arguments for and against.

REPRESENTATIONS

No representations have been received in respect of the proposal.

RELEVANT PLANNING HISTORY

App.No:	Proposal	Decision	Date
04/P1040	Light Industrial units	Withdrawn	06 07 2004
02/P2022	Change of use of farm buildings for light industrial use	Approved	18 11 2003
01/P0138	Formation of vehicular access	Approved	14 02 2002
00/A0017	Agricultural storage building	Approved	16 08 2000

PLANNING POLICIES

Government Guidance

PPS7 Sustainable Development in Rural Areas

Devon Country Structure Plan 2001-2016

Policy ST5 Development Priority
Policy CO6 Quality of New Development

East Devon Local Plan 1995-2011

Policy S5 Countryside Protection
Policy D1 Design and Local Distinctiveness

SITE LOCATION AND DESCRIPTION

Wrights Farm is situated to the east of the village of Clyst Hydon. The application site is sited to the north of the main farm building complex attached to Wright's Farm which is tenanted by the applicant. There is another group of farm buildings sited approximately 80m to the west of the proposed building which are within the ownership of the applicant. The original information submitted with the application stated that the holding consisted of an area of 61 Ha of land, however, it is now evident that only 25 acres (10.1Ha) of the land is within the ownership of the applicant.

PROPOSED DEVELOPMENT

The proposed building measures 25m x 14m with an eaves height of 4.2m and a ridge height of 6.0m. It is proposed that the walls are clad in green box section sheets above concrete block and the roof covered in grey fibre cement sheeting. The proposed use of the building was originally a hay store, although further information has been submitted which now states that the building is to be used for the storage of hay and grain.

CONSIDERATIONS AND ASSESSMENT

Background

This application has been submitted as a determination under part 6 of the Town & Country Planning (General Permitted Development) Order 1995. The proposal is permitted development subject to an application to the Council (as the local planning authority) for a determination as to whether prior approval is required to the siting and appearance of the proposed development.

The applicant has been informed that prior approval is required in this case and further information was requested with regard to the precise use of the proposed building and the extent of the land actually within the ownership of the applicant. A copy of the further information is attached to this report for information. The Council must now determine whether to refuse or give approval to the siting and appearance of the proposed development.

Impact on Landscape

The proposed building is sited in open countryside and unrelated to the two existing groups of buildings associated with the farm. Although there is no designated landscape policy for the area, the building is sited in an exposed and visible location within attractive countryside.

Impact on Residential Amenity

As the proposed building is remotely sited and divorced from any other development, the proposal would not have any detrimental impact on residential amenity.

Comment

It is considered that the proposed building has to be assessed in relation to the existing buildings and land within the ownership of the applicant and not including the remainder of the land and buildings attached to Wrights farm which are within the tenancy.

The existing agricultural buildings within the ownership of the applicant cover a substantial area (approx 1265sqm). Some of this area has been granted planning permission for light industrial units (see planning history above), however, at the time of writing this report, no such use has commenced in the existing buildings. If a further agricultural building is now required, it has to be questioned whether the existing agricultural buildings are redundant as such, and as no industrial use has commenced, it is possible that these buildings could still be used for agricultural purposes.

Notwithstanding the above, if a new building is considered to be reasonably necessary for the purposes of agriculture within the agricultural unit, the siting of the proposed building is inappropriate, as it is not closely related to the existing groups of farm buildings attached to the farm.

CONCLUSIONS

It is considered that due to its inappropriate siting, the proposal would have a detrimental impact on the landscape of the area and it is not considered that sufficient justification has been demonstrated to site an agricultural building in this location. If there is a justified need for the building, it is not considered that the siting is appropriate in this case and any new building should be sited closer to the existing agricultural buildings.

The proposed development is therefore contrary to the relevant Structure Plan and Local Plan policies cited above which seek to protect the countryside.

RECOMMENDATION

REFUSE for the following reasons

1. The proposed building is remotely sited within open countryside and unrelated to the existing buildings attached to the farm. In this location, it is considered that the proposal would have a detrimental visual impact on the landscape of the area. The proposal is therefore contrary to policies ST5 (Development Priority) and CO6 (Quality of New Development) of the Devon Structure Plan 2001 – 2016 and Policies S5 (Countryside Protection) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan (1995 – 2011).
2. Given the size of the holding and the extent of the existing agricultural buildings on the land, insufficient agricultural need has been demonstrated to justify the proposed building in this location. The proposal is therefore contrary to policies ST5 (Development Priority) and CO6 (Quality of New Development) of the Devon Structure Plan 2001 – 2016 and Policies S5 (Countryside Protection) and D1 (Design and Local Distinctiveness) of the East Devon Local Plan (1995 – 2011).

List of Background Papers

Application file, consultations and policy documents referred to in the report.