

Ward Yarty

Reference 21/0135/FUL

Applicant Mr & Mrs Lockett

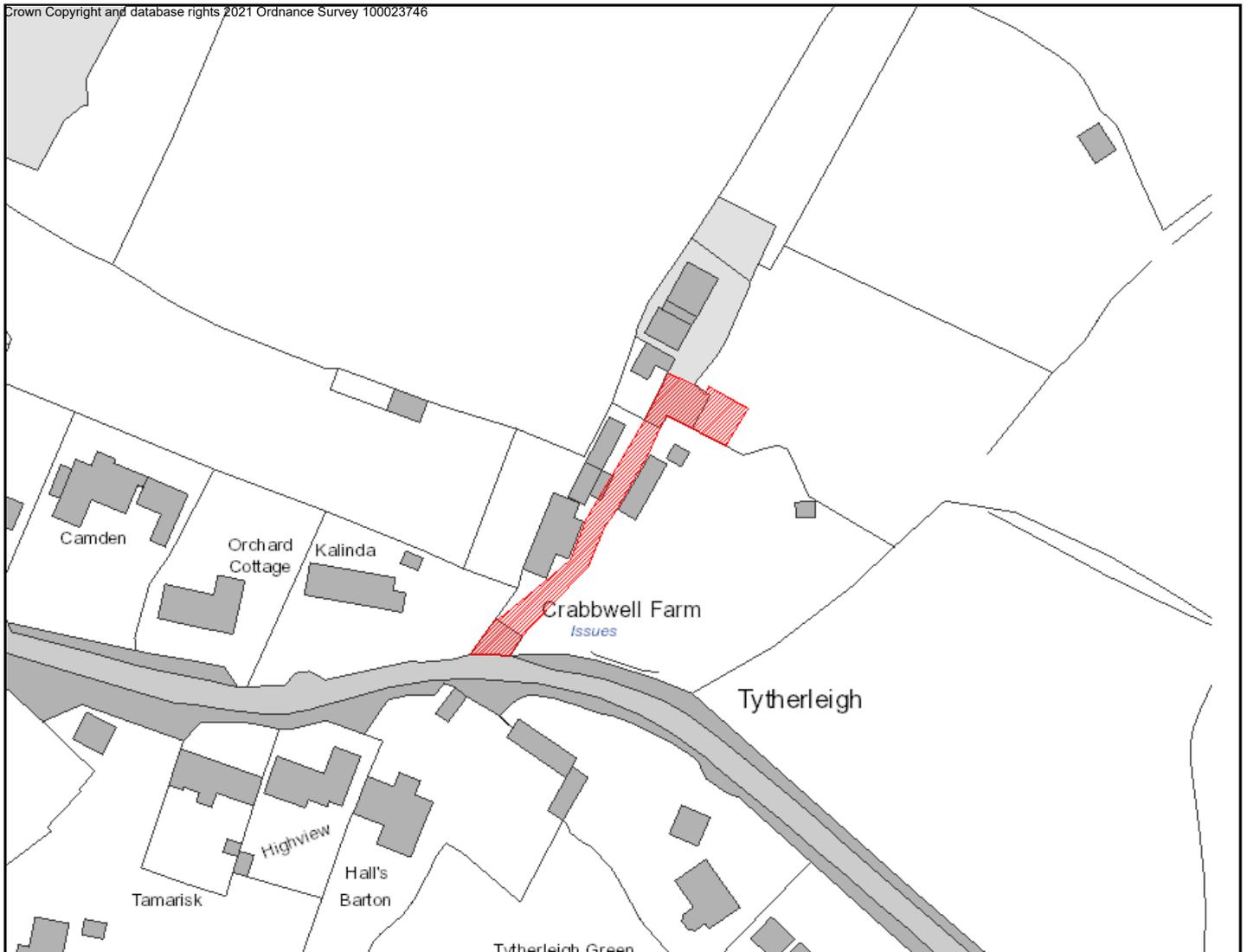
Location Crabbs Farm Broom Lane Tytherleigh Axminster
EX13 7AZ

Proposal Construction of garage to provide storage for
specialist vehicles.



RECOMMENDATION: Approval with conditions

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| | | Committee Date: 15th July 2021 |
| Yarty (Chardstock) | 21/0135/FUL | Target Date: 18.03.2021 |
| Applicant: | Mr & Mrs Lockett | |
| Location: | Crabbs Farm Broom Lane Tytherleigh, Axminster, EX13 7AZ | |
| Proposal: | Construction of garage to provide storage for specialist vehicles. | |

RECOMMENDATION: Approval with conditions

EXECUTIVE SUMMARY

The application is before the committee as the proposed development represents a departure from the Development Plan as the site is in the countryside, outside of any residential curtilage and the development is not specifically supported by any policy within the Local Plan.

The proposal is for the erection of a triple space single storey garage for the storage of historic vehicles, which would be used for a mixed agricultural/ancillary residential use.

The site is located to the rear (north) of an existing Grade II Listed dwelling but lies outside of the residential curtilage, in the corner of a paddock, near existing outbuildings. The building would not be visible within the street scene and proposed landscape planting, which could be secured by a planning condition, would help to screen it from views from the footpath to the east/northeast. It would not be visible from other public viewpoints. A condition is also recommended to control the appearance of external materials.

The proposal is not considered likely to impact on the setting of the Listed Building and would raise no issues in any other relevant respect.

The proposal is supported by the Parish Council and the Ward Member and it is recommended that the application be approved subject to the recommended conditions.

CONSULTATIONS

Local Consultations

Parish/Town Council

The Parish Council supports this application but would ask that two conditions be considered:

- 1) Planting of trees around the development to provide screening and mitigate the carbon impact of the build on the site
- 2) That the colour of any wood panelling treatments are sympathetic to the existing area landscape and in keeping with the AONB nearby so as to ensure that the new building blends, as much as possible, into the surroundings.

Yarty - Cllr Paul Hayward

Happy to support this application. Would echo the Parish Council's comment about tree planting condition. Such landscaping would both assist integration into landscape and surroundings and also offset carbon footprint of the build and the vehicles contained inside. Just a thought!

Technical Consultations

Environmental Health

I have considered the application 21/0135/FUL and do not anticipate any environmental health concerns.

Conservation

CONSULTATION REPLY TO PLANNING EAST
PLANNING APPLICATION AFFECTING LISTED BUILDING

ADDRESS: Crabbs Farm, Broom Lane, Tytherleigh

GRADE: II APPLICATION NO: 21/0135/FUL

PROPOSAL: Construction of garage to provide storage for specialist vehicles.

BRIEF DESCRIPTION OF HISTORIC CHARACTER/ ARCHITECTURAL MERIT:

See listing description and information on file

HOW WILL PROPOSED ALTERATIONS AFFECT HISTORIC CHARACTER OF BUILDING AND ITS SETTING:

This application relates to the construction of a new garage building to the north east of the listed building, which is described as 'Crabb's Cottage. Circa C17. Roughcast stone rubble. Corrugated iron roof with gabled ends. L-shaped on plan. Two storeys...' extract. Since listing the property has been re-roofed with tiles under 87/P1152. The listed building is set back from the lane adjacent to the drive which then leads on to access the group of outbuildings and structures to the north.

Due to its location, some distance from the listed building, and existing screening, there is no objection in principle to the proposed garage, and it will not be visible from the lane. The garage has been designed to match the existing garages on the

site and whilst there is some merit in this, the colour dark blue, is perhaps not necessarily the most appropriate in terms of its setting within the countryside and AONB. However, this does not impact on or necessarily harm the setting of the listing building. No objections.

**PROVISIONAL RECOMMENDATION - PROPOSAL
ACCEPTABLE**

DATE: 17/02/2021

INITIALS: KBH

Other Representations

None have been received.

PLANNING HISTORY

(Only relevant planning history is listed below)

| Reference | Description | Decision | Date |
|------------------|---|-----------------|-------------|
| 01/P2126 | Erection Of Two Garages And Two Field shelters | Approved | 7/12/2001 |

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies
Strategy 7 (Development in the Countryside)

D1 (Design and Local Distinctiveness)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D7 (Agricultural Buildings and Development)

D2 (Landscape Requirements)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

EN8 Significance of Heritage Assets and their Setting

EN9 (Development Affecting a Heritage Asset)

Chardstock Neighbourhood Plan (Made)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

National Planning Practice Guidance

Site Location and Description

The site is within the settlement of Tytherleigh, a short distance to the east of Chard Road and north of Broom Lane (C-classified), from which the site derives its vehicular access. The site lies to the rear (north) of the grade II listed dwelling known as Crabbs Farm (which is referred to in the listing and elsewhere as Crabbwell Farm) and outbuildings closely related to it. The site itself is the southwest corner of a paddock and is laid to grass. The applicant's adjacent landholding is relatively small in agricultural terms and includes the surrounding fields to the north and east of the site and a strip of adjacent land to the west. There is an area of hardstanding to the west and north of the site alongside which there are several small-scale outbuildings, which the agent describes as garages. The ground within and around the site slopes gently down to the southeast. Chard footpath 51 lies 110 m to the east of the site and runs approximately northeast. The closest dwelling, other than the applicant's, is Kalinda which lies 74m southwest of the site.

Proposal

It is proposed to erect a single storey triple garage. Further to a query raised by the Local Planning Authority, the agent has confirmed that the vehicles to be stored in the garage would include historic vehicles, some of which are used in the management of the owners land holding. No reference has been made to any commercial activity in connection with the historic vehicles, therefore the proposed use is considered to be a mixed agricultural and ancillary residential use.

ANALYSIS

The main issues for consideration in this assessment include the principle of the development, its visual impact, impact on heritage assets and travel and highway safety.

Principle

Whilst buildings for agricultural use are supported by LP Policy D7 in principle, a building for a mixed residential/agricultural use in the countryside, outside of residential curtilage, is not supported by any local plan policy. The proposal therefore represents a departure from the Development Plan. Development such as that proposed may however be considered acceptable where no harm would arise from it. The assessment of harm in relation to various potential impacts is discussed under the headings below.

Visual Impact

Given its position set back from the highway behind existing buildings the proposed building would not be visible within the street scene. It would add to the form of built development within the countryside but the only public place from which the building would be discernible would be Chard footpath 51, which runs to the east/northeast of the site. In views from that footpath the development would be read as a building belonging to the existing small building group and seen against the backdrop of those buildings. There is a hedgebank with sporadic hedge vegetation on top of it alongside the footpath so the building would only be seen in glimpsed views through in gaps in the vegetation from that footpath, though the view of it would be clearer during the winter months. The proposed blue garage doors, whilst domestic in appearance and prominent within a rural context due to their colour, would not face towards the adjacent public right of way but northwest towards the existing building

group, on the opposite side of an existing access track. The doors would therefore not be visible from public viewpoints. In response to a query the agent has confirmed the wall and roof materials would be white render walls, with areas of timber cladding (allowed to weather to a silver finish) and a corrugated galvanised steel roof. These are the same materials used on the existing garage buildings and the design of the proposed building also appears very similar to those buildings. It is not considered that the metal roof would be out of keeping with the rural area given that this material is often used on agricultural buildings. The white render on all the external walls make the building more noticeable within its natural surroundings so a scheme of landscaping has been proposed to screen the building in views from the east and northeast, namely a length of native hedge, close to and slightly wrapping around the building. It is considered that not only would the hedge help to screen the building and absorb it within the natural landscape but that it would offer a minor biodiversity benefit. Overall, it is considered that with conditions in place to control external materials and secure the hedge planting, the proposed garage would not be visually harmful within its context such that it would accord with Local Plan policies relating to design and landscape protection (listed above), together with Chardstock Neighbourhood Plan policies CPNP 03 and CPNP 04.

Heritage Assets

Special regard is had to the setting of the nearby listed building however noting the comments of the Conservation Officer and the location of the proposed development relative to that building, it is not considered that the proposal would affect its setting. The proposed building is therefore not considered likely to have an adverse impact on heritage assets.

Travel and Highway Safety

Adequate manoeuvring space is available within the site to allow vehicles to exit onto the highway in forward gear and the provision of adequate parking is an inherent part of the proposal. The proposed garage would be close to the dwelling and the landholding which it would be associated with, thus generating a minimal need for vehicular travel. No new access point is proposed and it is not considered that the scale and nature of the proposed use would significantly increase the use of the existing access or traffic volumes using the local highway network. No objection has been raised by the Local Highway Authority to the proposal. Overall, the proposal is considered acceptable in relation to travel and highway safety issues and in accordance with the relevant Local Plan policies listed above and Policy CPNP03 of the Chardstock Neighbourhood Plan.

Other issues

The comments of the Parish Council and Ward Member with regard to carbon offsetting are noted and understood, however there is no requirement within the Development Plan for land uses to offset carbon through planting. As indicated above, landscape planting is nevertheless recommended for other reasons. It is not considered likely that the proposal would impact on residential amenity.

Conclusion

The proposal would be of personal benefit to the applicant without undue harm in terms of its visual impact, impact on heritage assets, need to travel or highway safety and overall is considered to be sustainable development.

RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
(Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.
(Reason - For the avoidance of doubt.)
3. The roof material of the building hereby permitted shall be uncoated galvanised steel corrugated steel sheet, and the timber cladding shall be feather edged and allowed to weather to silver-grey, unless details of any alternative roof material or details of any coating, stain or surface treatment to be applied to the galvanised steel sheet or timber cladding have first been submitted to the Local Planning Authority and approved by them in writing. The roof materials or any coating, stain or surface treatment applied to the roof or timber cladding shall accord with the details so approved. (Reason: To mitigate the visual impact of the building and in accordance with Strategies 7- Development in the Countryside and 46 - Landscape Conservation and AONBs and Policy D1 – Design and Local Distinctiveness of the East Devon Local Plan and Policies CPNP 03 and CPNP 04 of the made Chardstock Neighbourhood Plan.
4. The landscape planting to the northeast and southeast side of the building hereby permitted, as illustrated in the landscaping scheme on drawing referenced C2102.02 dated 3/6/21 and dated received by the Local Planning Authority on 7/6/21 shall be carried out in accordance with the details indicated on that drawing within the first planting season following the commencement of the development and shall be maintained for a period of 5 years. (Reason: To mitigate the visual impact of the building and in accordance with Strategies 7- Development in the Countryside and 46 - Landscape Conservation and AONBs and Policies D2 - Landscape Requirements of the East Devon Local Plan and Policies CPNP 03 and CPNP 04 of the made Chardstock Neighbourhood Plan.

NOTE FOR APPLICANT

Informative: Confirmation - No CIL Liability

This Informative confirms that this development is not liable to a CIL charge.

Any queries regarding CIL, please telephone 01395 571585 or email cil@eastdevon.gov.uk.

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

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| C2102.01A | Proposed Combined Plans | 25.01.21 |
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List of Background Papers

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