

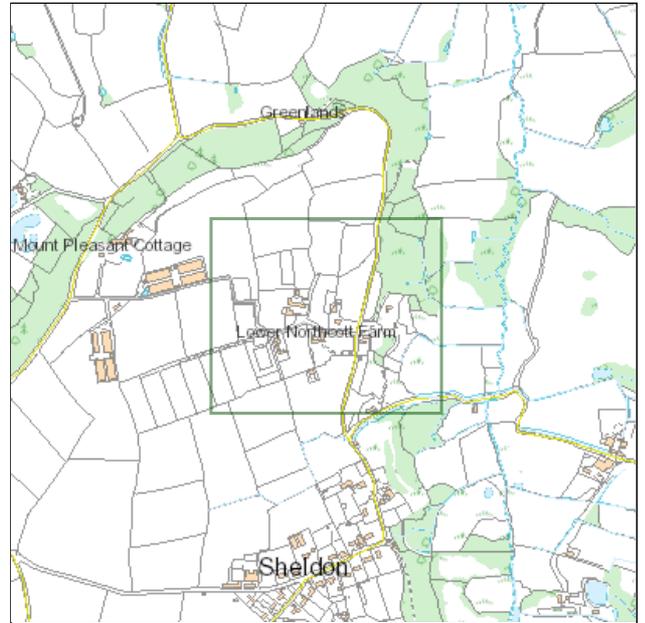
**Ward** Dunkeswell And Otterhead

**Reference** 22/0601/FUL

**Applicant** Mr & Mrs N Chapman

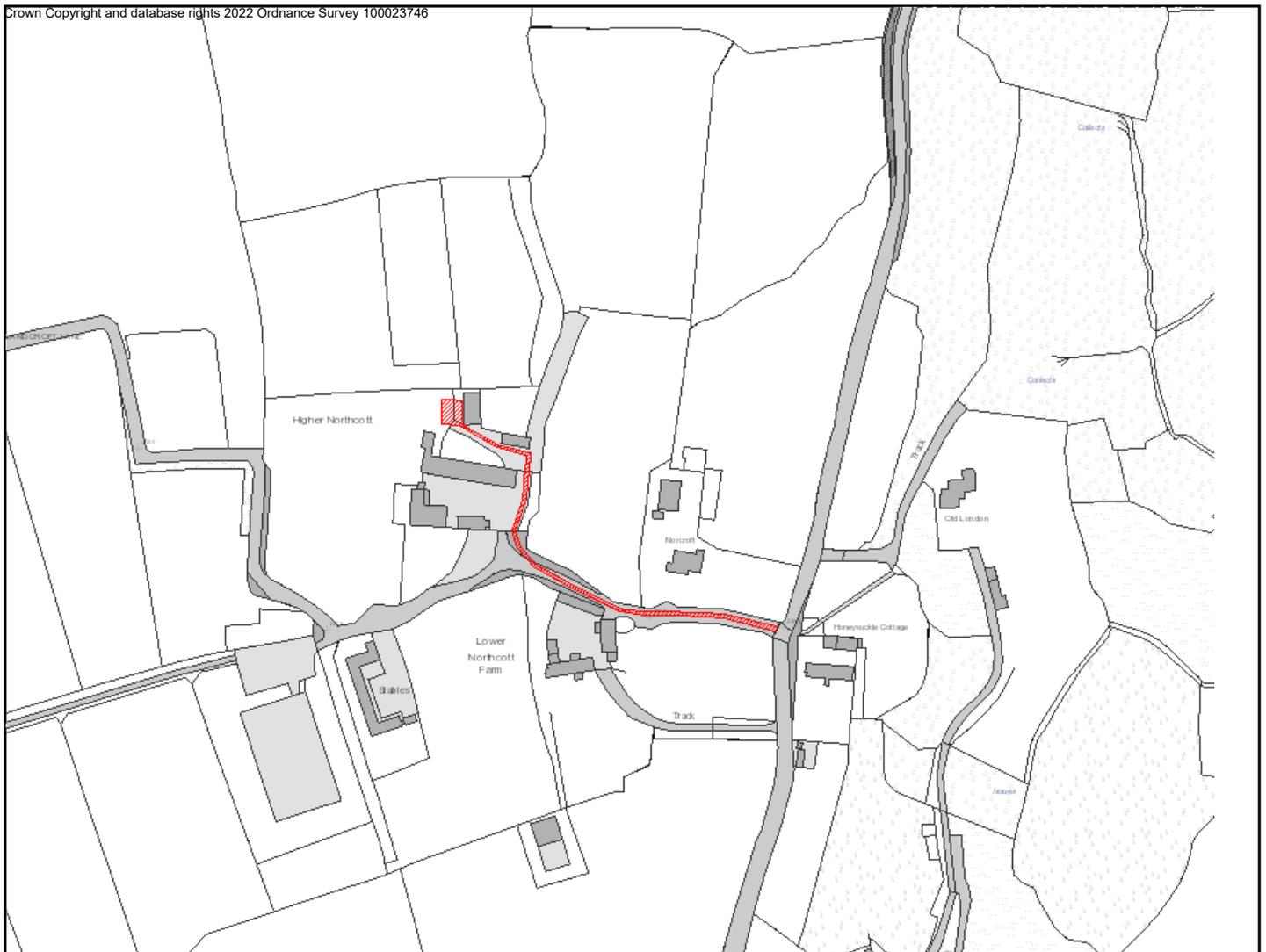
**Location** Higher Northcott Farm Blackborough  
Cullompton EX15 2JF

**Proposal** General purpose lean-to extension.



**RECOMMENDATION: Approval - standard time limit**

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		<b>Committee Date: 14<sup>th</sup> June 2022</b>
<b>Dunkeswell And Otterhead (Sheldon)</b>	<b>22/0601/FUL</b>	<b>Target Date: 10.05.2022</b>
<b>Applicant:</b>	<b>Mr &amp; Mrs N Chapman</b>	
<b>Location:</b>	<b>Higher Northcott Farm Blackborough</b>	
<b>Proposal:</b>	<b>General purpose lean-to extension.</b>	

**RECOMMENDATION: Approval - standard time limit**

#### **EXECUTIVE SUMMARY**

**This application is before members as the applicant is a relative of a Member of the Council.**

**Planning permission is sought for the construction of an extension to an existing agricultural building. The extension would be attached to the western elevation and would have a monopitch roof which would meet the adjoining building at its eaves. The materials would match the existing building. The use of the building will be to provide general purpose agricultural storage of dry fodder, straw, concentrates and machinery.**

**Policy D7 requires new agricultural buildings to integrate with the area, not have a detrimental impact to residential amenity, not result in an unacceptable increase in traffic and ensure that roof and surface water drains separately. The proposal is considered to meet all these requirements of the policy and is therefore compliant with the Local Plan in this regard.**

**Additionally, there is a grade II\* listed building opposite the site, however due to its distance from the building and the intervening buildings it is not considered to result in a loss of significance to the setting.**

**The application is therefore considered to be acceptable and recommended for approval.**

#### **CONSULTATIONS**

**Dunkeswell And Otterhead - Cllr David Key**  
I have no objection and so support.

Further comments:

I have nothing further to add but fully support decision to approve.

#### Conservation

No comment.

#### Blackdown Hills AONB Project Partnership

General purpose lean-to extension

Thank you for seeking observations from the Blackdown Hills AONB Partnership on this application.

I can confirm that we do not wish to comment on this occasion; the AONB Partnership supports its local planning authorities in the application of the planning policy framework in order to ensure that any development in the AONB conserves and enhances natural beauty, and as such are content for the planning authority to apply national planning policy and its own development plan policies to this proposal.

#### Other Representations

No third party representations have been received.

### **POLICIES**

#### Adopted East Devon Local Plan 2013-2031 Policies

Strategy 7 (Development in the Countryside)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D7 (Agricultural Buildings and Development)

EN9 (Development Affecting a Designated Heritage Asset)

#### Government Planning Documents

NPPF (National Planning Policy Framework 2021)

National Planning Practice Guidance

### **Relevant Planning History**

There have been a number of applications at the site, however, are none are considered relevant to the determination of this application.

### **Site Location and Description**

The site is located within the Sheldon parish and is approximately 650m to the north of the village of Sheldon. The site comprises of Higher Northcott Farm and a number of agricultural buildings. The proposed extension is to an existing building to the north of the farmhouse.

The location of the proposed extension is within the Blackdown Hills Area of Outstanding Beauty. The site is opposite Lower Northcott Farm which is a Grade II\* listed building. There are no other constraints on the site.

### **Proposed Development**

This application seeks planning permission for the construction of a lean to extension to an existing agricultural building. The extension would attach to the western elevation and would have a monopitch roof which would meet the adjoining building at its eaves. The materials would match the existing building. The use of the building will be to provide general purpose agricultural storage of dry fodder, straw, concentrates and machinery.

### **Consideration and Assessment**

The main issues for consideration are the principle of development, visual impact and impact upon heritage assets, impact upon amenity, drainage and highway safety.

#### **Principle**

The principle of the development is supported by Strategy 7 and Policy D7 of the East Devon Local Plan.

Strategy 7 is an overarching strategy for all development outside of a built up area boundary as defined within the local plan and villages plan. As the site is fully outside any built up area boundary and is therefore in the countryside in planning terms therefore this strategy applies. The strategy states that "Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development"

Policy D7 is the specific local plan policy for new agricultural buildings. This policy states that proposals will be permitted provided there is a need for the proposal, the proposal integrate with the area, they would not have a detrimental impact upon the amenity of nearby residents, there are no other suitable buildings, there would be no unacceptable increase in traffic and all roof and surface water rains separately from the foul drainage.

With regard to the need for the proposal, the applicant requires it for storage of dry fodder, straw, feeds and machinery there is no reason to question this need in this case.

The other criteria are assessed below.

#### **Visual Impact**

In terms of how the proposal integrates into the area, the proposed site is very rural and the predominant use of the surrounding land is for agriculture. Additionally, there are other agricultural buildings within a short proximity of the proposed building. Although the height and dimensions of the building are not insignificant, the building is considered to be appropriate for the area and would not have a detrimental impact upon the character of the area or the wider AONB.

Material are proposed in timber boarding and cladding with a grey fibre cement profile sheet roof to match the existing buildings.

The visual impact from the proposal will therefore be acceptable.

### **Impact upon heritage assets**

The site is located opposite Lower Northcott Farm which is a Grade II\* listed building. Policy EN9 states that permission would not be granted for developments that involve substantial harm or total loss of significance unless there are significant public benefits. Developments that result in less than substantial harm to the significance of the asset shall be weighed against the public benefits of the proposal.

The extension to the building would be to the north of the farmstead behind a large existing barn which would block views of the extension from the setting of the listed building. As there would not be any views of the proposal in connection with the listed building it is considered that there would not be any harm to the significance of Lower Northcott farm. Therefore it is considered that the proposal complies with Policy EN9.

### **Impact upon amenity, highway safety and drainage**

Due to the remote location, the proposed extension would not have a detrimental impact to the amenity of any nearby residents nor would it result in an unacceptable increase in traffic as the use of the area would not change. The purpose of the extension is to provide storage of dry fodder, straw and machinery; there would be no additional foul drainage as a result. Therefore the proposal is supported by policy D7 of the East Devon Local Plan.

### **CONCLUSION**

The proposed lean to extension is considered to comply with Policies D7 and EN9 of the East Devon Local Plan. Therefore a recommendation of approval is made.

### **RECOMMENDATION**

#### **APPROVE**

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.)

#### **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](mailto:cil@eastdevon.gov.uk).

Plans relating to this application:

SM1	Location Plan	15.03.22
2599/03	Proposed Site Plan	15.03.22
2599/02: Floor/Roof	Combined Plans	15.03.22
2599/01: Elevations	Combined Plans	15.03.22

List of Background Papers

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