

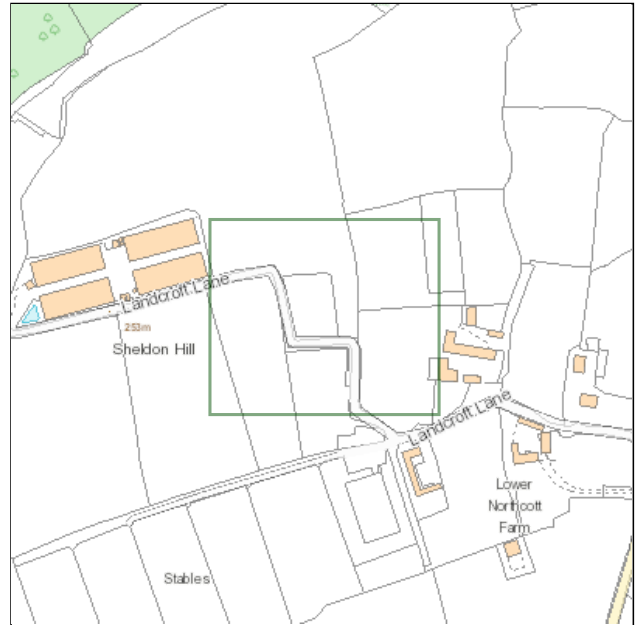
Ward Dunkeswell And Otterhead

Reference 22/1117/FUL

Applicant Mr & Mrs N Chapman

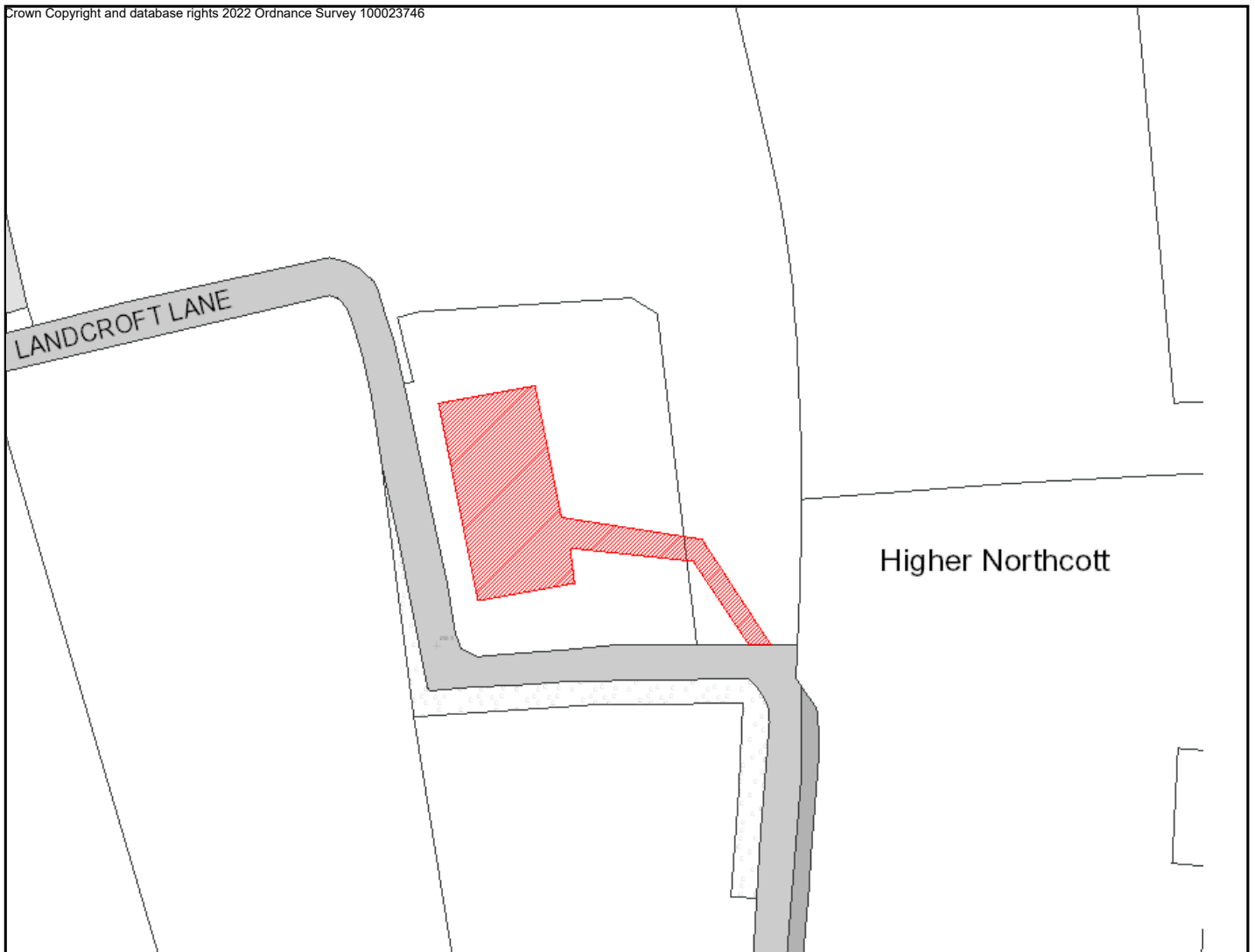
Location Higher Northcott Farm Blackborough
Cullompton EX15 2JF

Proposal Erection of a general purpose agricultural
building.



RECOMMENDATION: Approval - standard time limit

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		Committee Date: 26th July 2022
Dunkeswell And Otterhead (Sheldon)	22/1117/FUL	Target Date: 15.07.2022
Applicant:	Mr & Mrs N Chapman	
Location:	Higher Northcott Farm Blackborough	
Proposal:	Erection of a general purpose agricultural building.	

RECOMMENDATION: Approval - standard time limit

EXECUTIVE SUMMARY

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

Planning permission is sought for the construction of a new agricultural building for the 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.

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

CONSULTATIONS

Technical Consultations

Blackdown Hills AONB Project Partnership

Thank you for requesting the comments of the Blackdown Hills AONB Partnership on the above application.

We do not wish to submit detailed comments on this occasion, but would note that factors such as materials, colour and lighting are important considerations in how readily such proposals will be assimilated into the wider landscape, alongside appropriate protection and management of the surrounding hedgerows and trees.

Other Representations

No third party representations have been received.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D7 (Agricultural Buildings and Development)

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 with an application to extend an existing building being approved at the Planning Committee in June 2022 (22/0601/FUL). This building was also required for general purpose agricultural storage of dry fodder, straw, concentrates and machinery.

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 new building is located within an open field to the north west of the existing farmhouse and a collection of agricultural buildings.

The location of the proposed building is within the Blackdown Hills Area of Outstanding Beauty. There are no other constraints on the site.

Proposed Development

This application seeks planning permission for the construction of a detached agricultural building for the storage of dry fodder, straw, concentrates and machinery. The building would have a rectangular plan measuring 27.45 metres by 13.275 metres with a pitched roof which has a total height of 6.7 metres. The materials of the building are to be timber clad walls with a fibre cement roof sheeting with translucent sheets interspersed.

The building is required in addition to the small store granted at the Planning Committee in June.

Consideration and Assessment

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 genuine agricultural need for the development and the proposal integrates with the area, would not have a detrimental impact upon the amenity of nearby residents, there being no other suitable buildings, there being no unacceptable increase in traffic and all roof and surface water rains separately from the foul drainage.

Although planning permission was granted for a small extension to another agricultural building at the Planning Committee in June, this further building is required to meet the needs of the holding and there are no other buildings available for the use. As such, there is no objection to a further storage building.

Due to the remote location the proposed building 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 and the road is lightly trafficked in any case. 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.

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. The application therefore complies with this requirement of policy D7 of the East Devon Local Plan.

CONCLUSION

The proposed lean to extension is considered to comply with Policy D7 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.

Plans relating to this application:

3679/02 : Site	Combined Plans	20.05.22
3679/01	Proposed Combined Plans	20.05.22
	Location Plan	20.05.22

List of Background Papers

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