

REPORT TO THE WEST AREA PLANNING COMMITTEE

Date of Meeting	16 October 2013		
Application Number	13/01573/FUL		
Site Address	Land east of 14 Farleigh Rise, Monkton Farleigh, Bradford on Avon, BA15 2QP		
Proposal	Proposed Cattery		
Applicant	Miss Helen Dewick		
Town/Parish Council	MONKTON FARLEIGH		
Electoral Division	Holt and Staverton	Unitary Member	Cllr Trevor Carbin
Grid Ref	380007 166308		
Type of application	Full Planning		
Case Officer	Kate Sullivan		

Reason for the application being considered by Committee

The application is brought to committee at the request of the Division Member, Councillor Trevor Carbin, on the grounds of the scale of the development; the local economy and greenbelt policy.

1. Purpose of Report

To consider the recommendation that the application for planning permission be refused.

2. Report Summary

The key issues for consideration area:

- Whether the proposed development is acceptable within the Green Belt;
- Whether the proposed development is acceptable within the Area of Outstanding Natural Beauty;
- Whether the design of the proposed development is acceptable;
- Whether the proposed development would harm the neighbouring amenity; and
- The impact of the proposed development on the highway.

3. Site Description

The application site is located adjacent to Farleigh Rise which is a road of terrace and semi detached bradstone dwellings which are physically separated from the rest of Monkton Farleigh.

The site has no recorded planning history although it is understood the land was formally used by the MOD during the Second World War and just after and a pill box and areas of hard standing would support this. The applicant states that the land is registered as agricultural land.

The application site is bounded to the south by New Road, a housing development to the north and a public footpath runs along the side of the field.

Currently, the applicant states that she uses the site as a small holding and a number of chickens and sheep were present on site at the time of the site visit. Despite requests, no details of the small holding business have been supplied as part of the application.

During the life of the application the red line of the application site has been amended to only include the southern half of the field leaving the northern area adjacent to the dwellings remaining as agricultural land.

4. Planning History

There is no planning history for this site.

5. The Proposal

The application seeks in addition to the change of use of use of the land the following:

- **Building to house cattery**
This would provide 20 units in total, 18 of which would house up to 2 cats per family and 2 units which would accommodate up to 4 cats. The unit would meet the requirements of the Feline Advisory Bureau, from which the applicant intends to apply for a licence. It will also have a reception area with toilet facility, kitchen area for the preparation of food along with a dry food cupboard. The building itself would be "L-shaped" and measure approximately 4.4 metres in height, 18.4 metres by 5.4 metres to create the left wing and 8.6 metres by 5.4 metres for the right wing. It would be constructed of Bradstone bath stone, with brown interlocking concrete tiles and brown u-pvc glazed fenestration.
- **Waste**
There will be a separate waste area that would be fenced which would be used to store the waste created on the site.
- **Access**
An entrance would be created onto the road that runs to the south of the site and would be physically separate from the housing estate. The gates are proposed to be flush with the highway and would be opened from the inside by appointment and during the hours of 9.00-11.00 and 1600-1800 hours Monday to Saturday.
- **Car parking**
An area of existing hard standing would be refurbished to provide car parking for 6 cars.
- **Security**
The applicant states that as she lives within 200 metres of the site they would not be seeking a dwelling on the site.

Additionally an alarm and CCTV will be installed.

6. Planning Policy

West Wiltshire District Plan 1st Alteration 2004 – relevant policies are: C1 Open Countryside
C2 Area of Outstanding Natural Beauty; C31a Design; C38 Nuisance; E6 Rural employment

National Planning Policy Framework, 2012 - Section 9 Green Belt & Section 11 relating to areas of outstanding natural beauty (paragraph 115)

7. Consultations

Monkton Farleigh Parish Council

One member objected to the proposal on the grounds of increase in traffic generation. Five members supported the application.

Wiltshire Highways

Recommend refusal for the proposal on the following grounds:

The site is located outside of the Housing Policy Boundary, as depicted in the West Wiltshire Local

Development Framework. The proposal is therefore contrary to the sustainability policies contained within the National Planning Policy Framework and the emerging Core Strategy for Wiltshire, which aims to reduce the need to travel, especially by private car.

In addition to this, I have concerns regarding the visibility at the proposed access site in the westerly direction; vegetation from the adjacent land obstructs visibility.

Wiltshire Council Environmental Protection

No representation has been received.

8. Publicity

The application has been publicised by way of a site notice which was displayed on the 2nd August 2013 and neighbour notification letters. One letter of representation has been received supporting the application on the grounds of excellent use of land which has long been neglected; will have little impact on the environment and will provide useful employment opportunities within a rural community.

9. Planning Considerations

9.1 Impact on the Green Belt

The NPPF states that the “fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and their permanence.” Paragraph 79.

Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (unless for agricultural/forestry/sports facilities/cemeteries) and paragraph 87 makes it clear that inappropriate development is, by definition, harmful to the greenbelt and should not be approved except in very special circumstances

This proposal involves the construction of a new permanent building for use as cattery within the Green Belt. Using the Government definition in the NPPF, this is clearly inappropriate development that should not be approved in this location.

Whilst the applicant has stated that the land was previously brown field land, as it was land that had been used by the MOD, with the exception of a pill box, no other structures remain on the site, so the building is not replacing another building, but will be seen as completely new. The site does contain a few areas of poor quality hard but according to the applicant is currently registered as agricultural land, and is being used as such by the owners for the keeping of a small number of sheep and chickens.

The proposed cattery building, whilst being substantial in size, would also be located in the far end of the field which would physically separate it from the adjacent housing estate, thus further intruding into the open countryside.

Furthermore, although the applicant states that there is a local need for a cattery it is unlikely that the business could be sustained from the immediate locality and therefore, the location of the proposed site is unlikely to be a sustainable location for this enterprise which is in conflict with paragraph 84.

Given the size of the proposed structure it is not considered that it would preserve the openness of the Green Belt.

9.2 Impact on the AONB

In the Area of Outstanding Natural Beauty (AONB) it is a statutory duty of the Council to have regard to the purpose of conserving and enhancing the natural beauty of the AONB. Proposals which are likely to be detrimental to the special landscape character are therefore not favourably looked upon.

The proposed structure would sit away from the other development in this immediate area, and whilst the proposed materials would match the adjacent housing, they are not appropriate to the location of the proposed building within the AONB, having a domestic appearance.

The other infrastructure that would accompany the cattery building including the site for waste, gates, parking area, signage etc. would all increase the urbanisation of the site to the detriment of the landscape character and appearance of the AONB.

9.3 Impact on rural employment

Policy E6 of the West Wiltshire Development Plan would not comply with the detail of this policy as sites which are located within the Green Belt are specifically exempt.

9.4 Impact on highways

The highways team do not support the application for a cattery in the proposed location as it is not considered to be a sustainable location for such a business which is contrary to the sustainability policies contained within the National Planning Policy Framework and the emerging Core Strategy for Wiltshire, which aims to reduce the need to travel, especially by private car.

Additionally they have raised concerns regarding the visibility at the proposed access site in the westerly direction and the vegetation from the adjacent land obstructs visibility.

10. Conclusion

The proposal to locate a cattery in this location within the Green Belt and AONB would conflict with national planning guidance, gives rise to highway issues and would harm the landscape of the AONB. It is therefore recommended for refusal

RECOMMENDATION

Refusal for the following reasons:

- 1) The proposed development would result in inappropriate development within the Green Belt which by the definition set out in the National Planning Policy Framework is harmful and should not be approved. The Council do not consider that there are any very special circumstances in this proposal that justify setting this aside.
- 2) The site is located within the Cotswold Area of Outstanding Natural Beauty. The erection of the building and the establishment of this use in this location would have a harmful impact on the character and appearance of the landscape and would conflict with policy C2 of the West Wiltshire District Plan and paragraph 115 of the National Planning Policy Framework.
- 3) The site has insufficient frontage in the westerly direction to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in the interests of highway safety.