

<b>Date of Meeting</b>	11 June 2014
<b>Application Number</b>	14/03770/FUL
<b>Site Address</b>	Sienna Valley Farm, Huntenhull Lane, Chapmanslade BA13 4AS
<b>Proposal</b>	Extension to barn
<b>Applicant</b>	Miss Sharon Snook
<b>Town/Parish Council</b>	CHAPMANSLADE
<b>Ward</b>	WARMINSTER WITHOUT
<b>Grid Ref</b>	382515 147532
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Jemma Boustead

### Reason for the application being considered by Committee

Councillor Fleur de Rhé-Philippe has requested that the application be considered by the Planning Committee for the following reasons:

- Scale of Development
- Visual impact upon the surrounding area
- Relationship to adjoining properties
- Design – bulk, height, general appearance
- Environmental/highway impact

### 1. Purpose of Report

To consider the application and recommend approval

### 2. Report Summary

The main issues to consider are:

- Principle
- Impact upon the character and appearance of the area
- Impact upon neighbouring amenity
- Access and highways
- Other

### 3. Site Description

Siennas Valley is a small holding located on Huntenhall Lane which is located within the open countryside and a special landscape character area. There are converted residential barns to the south and south west of the site.

### 4. Planning History

14/00987/FUL – Erection of a Barn – Approved with conditions 31/03/14

13/06809/FUL – Extension to Barn – Withdrawn 29/01/14

12/02185/FUL - Agricultural Barn and retrospective hardstanding – Approved with conditions 24/01/13

W/12/01833/FUL – Erection of an agricultural barn – Refused 06/11/2012 for the following reason:  
*The proposed development, by reason of its siting and size in this location would be visually intrusive and would cause unacceptable harm to the character and appearance of the landscape in this part of the Special Landscape Area. This would conflict with policies C1, C3 and C31a of the West Wiltshire District Plan 1st Alteration 2004 and advice contained within the National Planning Policy Framework.*

W/12/00639/AGD – Erection of a barn – Prior Approval Required 01/05/2012 with the following reason:

*A Prior Approval application will be required to determine the siting, design and external appearance of the building as under the conditions of Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 1995.*

W/11/00040/FUL – Erection of an agricultural building and retention of hardstanding – Refused 03/08/2011 for the following reasons:

*The proposed development, which is not justified by the agricultural needs of the land, would be contrary to policy C1 of the West Wiltshire District Plan 1st Alteration 2004 and the principles of PPS7 (Sustainable Development in Rural Areas) as amended.*

*The proposed development, by reason of the size, scale, form and siting of the building, would be visually intrusive in the open landscape and harmful to the character and appearance of the surrounding Special Landscape Area, contrary to policy C3 of the West Wiltshire District Plan 1st Alteration 2004 and the principles of PPS7 (Sustainable Development in Rural Areas) as amended.*

## **5. The Proposal**

This application is for the extension of a previously approved barn. The extension would extend the length of the building by 6.1 metres to 18.2 metres. The width and height would match the existing building. The holding extends to 4.7ha of land owned by the applicant, with a further 0.7ha rented off-site. The land is run as a small holding. The extension is required for storing farm machinery and hay.

## **6. Planning Policy**

West Wiltshire District Plan 1<sup>st</sup> alteration – the following policies are relevant:

C1 Countryside Protection; C3 Special Landscape Area; C31a Design  
C38 Nuisance; U4 Ground Source Protection Areas;

National Planning Policy Framework

## **7. Consultations**

Chapmanslade Parish Council – Object for the following reasons (summarised):

- Not convinced by the need and the size – request the LPA seek the views of an agricultural consultant
- It would harm the amenity of immediate neighbours as it would be less than 14 metres to the adjoining property. There would also be an increase in noise and an increase in traffic. Further harm would also be caused if external lighting is to be

proposed.

- Access to the small holding is very difficult and is considered to be hazardous.
- There would be harm to the visual impact of the barn in a special landscape area
- No condition regarding agricultural use was imposed on the last application and we ask that this is reinstated.
- Do not want to see this barn used for commercial uses
- Numbers and sizes on planning application form do not tally with the plans

Wiltshire Council Environmental Health Officer – No Objection

Wiltshire Council Agricultural Consultant – The proposal is slightly larger than required by the agricultural holding.

### **8. Publicity**

The application was advertised by a site notice and neighbour notification letters. Expiry date 14<sup>th</sup> May 2014

Two letters of objection were received with the following comments which have been summarised:

- Current barn was built some 10 metres closer to the neighbouring boundary
- Hardstanding is excessive and there is no reason for it
- The extension will be visible from the special landscape area
- Application form states there is existing outside lighting – this is not the case
- Why cant the extension be on the other side of the barn away from neighbouring properties?
- Previous agricultural condition was not attached to the most recently approved application
- Neighbouring dwellings are at risk of fire due to the barn accommodation a tractor and hay
- Is there an agricultural need for such an extension

### **9. Planning Considerations**

#### **9.1 Principle**

Policy C1 seeks to protect the open countryside and states that development proposals in the open countryside will not be permitted, other than those which encourage diversification of the rural economy and rural recreation, unless there is an agricultural, forestry or other overriding justification (such as essential transport improvements, schemes of national importance or overriding benefit to the local economy). The barn is to be used in conjunction with an existing agricultural holding for the storage of bedding, food and equipment, lambing

and sheep sheering and the extension is to store a tractor and hay. As such, it would not foster growth in the need to travel and would benefit the rural economy and therefore in principle is considered to be appropriate.

It is important to highlight that the applicant has planning permission for the erection of a barn and therefore the principle of a barn in this area has already been considered to be appropriate.

### **9.2 Impact upon the character and appearance of the area**

C31a relates to design and states *that proposals for new development on sensitive sites will be required to comply with the following criteria:*

- *Pay particular attention to proportion, composition, form, massing and scale;*
- *Utilise high quality materials, finishes, and details;*
- *Integrate landscaping into the design as appropriate;*
- *Minimise the visual impact of roads, vehicles and parking areas.*

The proposed barn is being built with concrete blocks up to a height of 1.5 metres and then profiled metal sheeting in dark green. The extension is to match these materials. These are common materials used for agricultural buildings of this nature and are considered to be appropriate. The proposed height of the barn is the height that was approved under the previous consent and the proposed extension is to be the same.

It is also important to note that the size of the previously approved barn was confirmed as necessary by the Council's agricultural consultant in a previous planning application. The Consultant has assessed the need of the proposed extension and in his opinion due to the size of the extension and the agricultural holding a barn measuring 138 sq metres (floor area) is required. The existing barn is 111 square metres and the proposed extension would increase this to 166 square metres which is less than 30 square metres over the professionals opinion. The difference is not considered to warrant a refusal reason.

The barn and its proposed extension is located adjacent to Huntenhall Lane behind an existing hedge but will be visible from public vantage points including the road. However the impact the extension will have on its immediate surroundings will be minimised as it will be seen alongside existing buildings and not on its own. Therefore the application is considered to comply with Saved Policy C31a.

The site is also located within The Corsley Heath to Chapmanslade Greens and Ridge Special Landscape Area. Policy C3 seeks to protect the landscape of this area and states that development will not be permitted which is considered to be detrimental to the high quality of the landscape. Proposals for development essential to the social and economic well-being of the rural community or desirable for the enjoyment of its amenities will be permitted having regard to highways, access, scale, design, materials, location, siting, landscaping and other appropriate environmental considerations. With this policy in mind it is considered that the proposed extension would only have a minor impact upon the Special Landscape Area it would not be detrimental to it for the reasons sited above and as such is considered to comply with Saved Policy C3.

### **9.3 Impact upon neighbouring amenity**

The proposed extension does bring the building closer to existing residential properties where a building that is to be used for livestock is not considered to be appropriate. However the application states that the proposed barn will only be used for lambing and sheep sheering and in accordance with the General Permitted Development Order a condition can be attached to any permission to state that the building should only be used for livestock

under the following circumstances:

- Quarantine requirements
- An emergency due to another building being used by livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm
- When livestock are sick or giving birth or newly born
- Provide shelter against extreme weather conditions.

This condition will ensure that the extension is not used for the permanent housing of livestock which could impact upon the amenity of nearby residential properties.

It is recognised that the extension will be located approximately 14 metres from the neighbouring boundary which lies south of the site and is located on slightly lower ground. It is therefore considered that the extension would not overshadow or be overbearing to the neighbouring property. It is acknowledged that the extension would be visible from the neighbouring gardens and windows but this itself would not warrant a reason to refuse the application. The proposal therefore complies with Saved Policy C38.

#### **9.4 Highway Impact**

Access to the barn is via an existing access which is considered to be appropriate. Concerns have been raised regarding the size of the hardstanding. This hardstanding was approved under the previous consent and does not form part of this application. It would therefore be inappropriate of the Local Planning Authority to refuse the application on this issue.

The extension to the barn is not considered to increase the amount of traffic to the site and is therefore not considered to be detrimental to highway safety.

#### **9.5 Other**

Saved Policy U4 relates to Groundwater Source Protection Areas which subsequently relates to development that would result in sewage. This application is purely for the erection of an extension to an existing barn which is to be used for storage purposes so no sewage would be created and therefore this policy is not relevant when making a recommendation on this application.

The Parish Council and neighbours commented on the fact that the previous consent (14/00987) did not have an agricultural condition attached to it which was imposed on 12/02185/FUL. This condition was not considered to be necessary as the description clearly stated that it was for an agricultural barn and therefore any further change of use would require planning permission. Due to the location of the extension close to neighbouring properties alongside the application description which does not clearly identify that it is to be used for agricultural purposes it would be appropriate to add this condition to this proposal if recommended for approval.

#### **10. Conclusion**

The proposal complies with the relevant policies of the Local Plan and as such is recommended for approval.

**RECOMMENDATION: Approve with the following conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans annotated as:  
Location Plan, Drawing Number 3, Drawing No 4 validated on 16th April 2014

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 The extension hereby approved shall not be used for the permanent accommodation of livestock. No livestock shall be temporarily housed in the building unless the need for temporary accommodation arises from (i) quarantine requirements; or (ii) lambing; (iii) shearing; or (iv) in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure- (aa) because they are sick; or (bb) to provide temporary shelter against extreme weather conditions.

REASON: The use of the building for the permanent housing of livestock would require further detailed consideration due to its location close to neighbouring properties having regard to the provisions of Saved Policy C38 of the West Wiltshire District Plan 1st Alteration 2004.

- 5 The extension hereby approved shall be used solely for agricultural purposes.

REASON: The extension is solely justified to meet the agricultural requirements of the holding and alternative uses could give rise to additional planning considerations, such as additional traffic generation and impact on the amenity of neighbouring properties.