

DELEGATED REPORT	
Application Reference:	20/0715
Description of Development	Proposed agricultural building
Case Officer	Andrew Clement
Appraisal	
Site	The site that forms the subject of this application is Low Street Cottage, a farm in Plumpton on the western side of the M6 motorway. The site contains existing agricultural buildings, and forms part of the setting of Grade II Listed Buildings Low Street Cottage, Low Street House, and Blossom Barn, which has recently been converted to a residential dwellinghouse. These three heritage assets are predominantly finished in red sandstone coursed rubble walls under sandstone slate and greenslate roofs. The site is bounded by a circa 2 metre tall wall along the roadside, retaining a patch of grassland at a raised topography. The site contains modern agricultural buildings to the west of the site, with more traditional buildings and the Listed Building to the east along the roadside. The M6 motorway runs parallel circa 80 metres to the east.
Proposal	This application seeks planning permission for the erection of an agricultural building, measuring 13.72 metres wide by 24.83 metres long adjacent to the west of the existing modern agricultural buildings on site. The proposed development measures 7.32 metres tall with an eaves height of 4.27 metres, finished in concrete and green galvanised tin walls under a duo-pitched galvanised tin roof, with roller shutter and pedestrian doors to the south elevation.
Relevant Site History:	None relevant
Policy:	<p>Eden Local Plan (2014-32)</p> <ul style="list-style-type: none"> • RUR2 New Agricultural Buildings • DEV1 General Approach to New Development • DEV3 Transport, Accessibility and Rights of Way • DEV5 Design of New Development • ENV10 The Historic Environment <p>National Planning Policy Framework (NPPF) 2019:</p> <ul style="list-style-type: none"> • 2. Achieving Sustainable Development • 4. Decision making • 6. Building a strong, competitive economy • 12. Achieving well-designed places

	<ul style="list-style-type: none"> 16. Conserving and enhancing the historic environment
STATUTORY CONSULTATION RESPONSES	
Highway Authority	No objection, recommend a planning condition relating to measures to prevent surface water drainage onto the highway.
Lead Local Flood Authority	No objection, recommend a planning condition relating to measures to prevent surface water drainage onto the highway, and advise the use of water butts.
DISCRETIONARY CONSULTATION RESPONSES	
Parish Council	No objection
NOTIFICATION RESPONSES	
Application advertised by way of immediate neighbour notification letter and site notice posted.	No observation received
OBSERVATIONS	
Main Issues:	Appraisal:
Principle	<p>With the Eden Local Plan, Policy RUR2 supports the development of new agricultural buildings, which should be integrated into the existing holding wherever possible.</p> <p>This application seeks planning permission for the erection of a new modern agricultural buildings adjacent to the existing modern buildings within the small agricultural unit. The development is sought to store agriculture machinery and to house sheep during lambing to improve the conditions of the farming enterprise. The development is a proportionate expansion to the existing built form to facilitate the continued use of the site in accordance with modern agricultural practices, and is considered to be acceptable in principle.</p>
Scale & Design	<p>Within the Eden Local Plan, Policy DEV5 seeks to ensure that all new development is of an appropriately high quality design, which shows a clear understanding of the form and character of the locality.</p> <p>The proposed development is of a reasonably large scale, however this matches the circa 24 metres long adjacent buildings, but slightly narrower measuring 13.7 metres wide</p>

	<p>in comparison to the adjacent circa 20 metre wide modern built form of similar eaves and ridge height. The adjacent building is finished in blockwork and timber boarding walls under rusted metal sheet roofs. Whilst the proposed external materials of concrete and green galvanised tin walls under a duo-pitched galvanised tin roof are not particularly high quality, this will appear congruent to the adjacent modern built form, and the design and materials are characteristic of modern agricultural buildings, and will appear inconspicuous in the location sought. To ensure the development is finished in an appropriate colour to the surrounding grassland and maintained as such, the confirmation of a dark green colour of metal sheet cladding walls and roof should be controlled through planning condition, as alternative colours or poorly maintained cladding may appear more conspicuous in this rural location.</p> <p>Therefore, subject to the aforementioned planning conditions, the proposal is considered to offer acceptable design and scale, as a proportionate expansion to the existing agricultural buildings on site showing understanding of agricultural form and character, in accordance with policy DEV5.</p>
<p>Impact on the landscape/amenity of the area</p>	<p>Within the Eden Local Plan, Policy DEV5, in part, seeks to ensure that all new development 'protects and where possible enhances the district's distinctive rural landscape'.</p> <p>The proposal originally sought development to a grassland area adjacent to the road, on land elevated above the public highway held behind a tall red sandstone retaining wall. At the height and scale proposed within just a few metres of the roadside, there were multiple concerns with this original proposal, including the impacts upon the visual amenity of the area and landscape. These concerns were addressed through alterations and revalidation of the proposal seeking the development in a new location, sited to the west of the existing modern agricultural buildings on site, now over 40 metres from the public highway, which is the main public vantage point of the site. In the sought visual context adjacent to existing modern agricultural buildings, with greater separation from the public highway and viewed against a backdrop of sloping topography raising from east up to west, the proposed development will cause no undue harm to visual amenity or the wider landscape, compatible with policy DEV5.</p>
<p>Impact on the living conditions/amenity of neighbouring residents</p>	<p>Within the Eden Local Plan, Policy DEV5, in part, seeks to ensure that all new development '<i>protects the amenity of existing residents and business occupiers</i>'.</p>

	<p>As detailed in the previous section, originally the development was sought in an elevated roadside location, approximately 10 metres west of the barn opposite Lowstreet House, known as Blossom Barn following the recent conversion to a residential dwellinghouse. Furthermore, this original proposal was just 20 metres north of Lowstreet House, and whilst the proposal is predominantly sought as an agricultural machinery store, there would be an element of animal accommodation during lambing season within the sought development.</p> <p>The altered proposal sites the development approximately 55 metres from either of these aforementioned neighbouring residential dwellinghouses, and given the existing agricultural nature of the site and intervening agricultural buildings and land, the proposed development would not exacerbate any existing impacts upon residential amenity, and is therefore considered to be consistent with policy DEV5.</p>
<p>Impact on the character and appearance of the built environment (LBs/CA)</p>	<p>With the Eden Local Plan, Policy ENV10 attaches great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, requiring all proposals for development to conserve or enhance the significance of heritage assets and their setting.</p> <p>The application site is within the setting of 3 Grade II Listed Buildings, the associated farmhouse of Lowstreet Cottage to the north, Lowstreet House to the south, and Blossom Barn to the east. The original proposal would have negatively impacted the setting of all three, located centrally between these historic buildings, finished in modern materials projecting above the long tall red sandstone boundary wall.</p> <p>The relocated development situates the development away from the direct visual setting of these national heritage assets, beyond the existing modern buildings on site, and in this location the proposal is considered to have no undue impact on the setting, appearance, character or significance of these heritage assets, thereby conserving their significance and complying with policy ENV10.</p>
<p>Impact on the natural environment (species/habitats)</p>	<p>The proposed development is to be situated on footprint of 340sq.m of existing grazing land, immediately adjacent to the existing agricultural built form at the site. The proposal will have no impact upon existing roof forms, beyond any tree or hedge root protections areas, and therefore the proposed development is considered to cause no undue impact upon the natural environment or species habitats.</p>

<p>Infrastructure (Highways/Drainage)</p>	<p>Within the Eden Local Plan, Policy DEV3 seeks to direct development to locations accessible by public transport, to ensure they provide safe and convenient access for pedestrians, cyclists and disabled people, whilst preventing development that would result in a severe impact in terms of road safety and increased traffic congestion.</p> <p>The proposed development is located over 40 metres from the public highway, and in this location the development will have no impact upon highway visibility splays, vehicle movements or off-street parking or turning facilities.</p> <p>The Highway Authority and LLFA have recommended a planning condition regarding drainage mitigation measures to prevent surface water discharging onto the highway, raised through the original proposal but maintained through the amended subsequent application considered here. Whilst details of drainage arrangements would be necessary for a development within a few metres of the public highway network, given the separation distance of over 40 metres from the nearest public highway combined with the intervening and surrounding soft surfacing to act as a soakaway, the proposal is considered to cause no undue harm to the public highway through drainage at this distance.</p> <p>A planning condition controlling such details would fail to meet the tests for imposing planning conditions stipulated in paragraph 55 of the NPPF, as this is considered to be unreasonable and unnecessary given the nature of the proposal in the location now sought, which is considered to cause no undue harm with regards to the public highway or drainage. However, the suggested advice note regarding use of water butts could be attached as an informative of positive water resource management.</p>
<p>Conclusion</p>	<p>In conclusion, the proposed development is sympathetically located adjacent to existing built form within the agricultural buildings group, finished in characteristic agricultural design and materials. The proposal in this altered location will cause no harm to the landscape, heritage, residential amenity, highways or drainage now this has been moved over 40 metres from these receptors. Therefore, the amended proposal is considered to have addressed concerns to a degree whereby negligible impacts are outweighed by the economic benefits of proportionately expanding the agricultural enterprise.</p> <p>The proposed development is considered to be in accordance with the development plan, which is not outweighed by</p>

	material considerations, and therefore the application is recommended for approval.
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<p>RECOMMENDATION</p>	<p>That the application is granted subject to the following conditions:</p> <p>Time limit for commencement</p> <p>1. The development permitted shall be begun before the expiration of three years from the date of this permission. Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>Approved Plans</p> <p>2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:</p> <ul style="list-style-type: none"> i. Application for, version 2018.1, received on 23rd September 2020 ii. Amended site location plan, titled Promap, received on 1st November 2020 iii. Proposed elevations, floor and roof plan, titled Proposed Plans, received on 23rd September 2020 <p>In respect of the details relating to the location of the development within the red edge development area to the west of the existing modern agricultural building on site only, the permission relates solely to the application as amended by the letter(s) and/or plan(s) detailed within the email received on 1st November 2020. Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.</p> <p>3. Notwithstanding the details indicated on the approved plans and supporting documents, the approved tin sheet cladding to the walls and roof of the development hereby approved shall be finished in a dark green colour prior to first use or completion of the development, whichever the sooner, and retained as such at all times thereafter. Reason: To ensure a satisfactory development and in the interest of the visual amenity of the area.</p>
<p>Note to developer:</p>	<p>1. This decision notice grants planning permission only. It does not override any existing legal agreement, covenant or ownership arrangement.</p>

It is the applicant's responsibility to ensure all necessary agreements are in place prior to the commencement of development.

Informatives

1. It is recommended that water butts are attached to any rainwater good for the approved development, as this represents positive water management and can reduce water costs.
2. Separate approval for the works hereby granted permission/consent may be required by the Building Act 1984 and the Building Regulations 2000 (as amended), and the grant of planning permission does not imply that such approval will be given. The Council's Building Control Team should be consulted before works commence. You contact the team directly at building.control@eden.gov.uk