

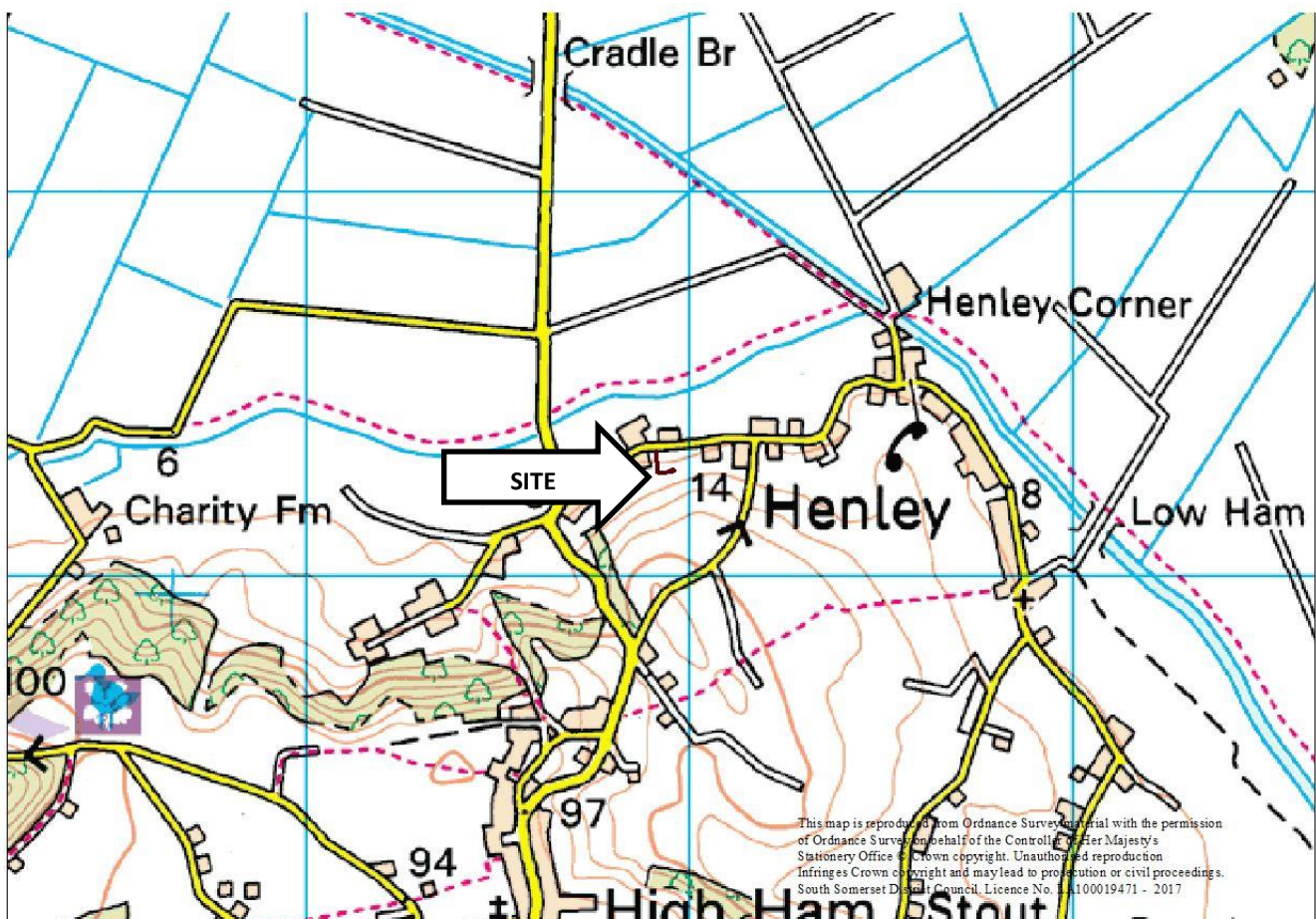
Officer Report On Planning Application: 16/04901/FUL

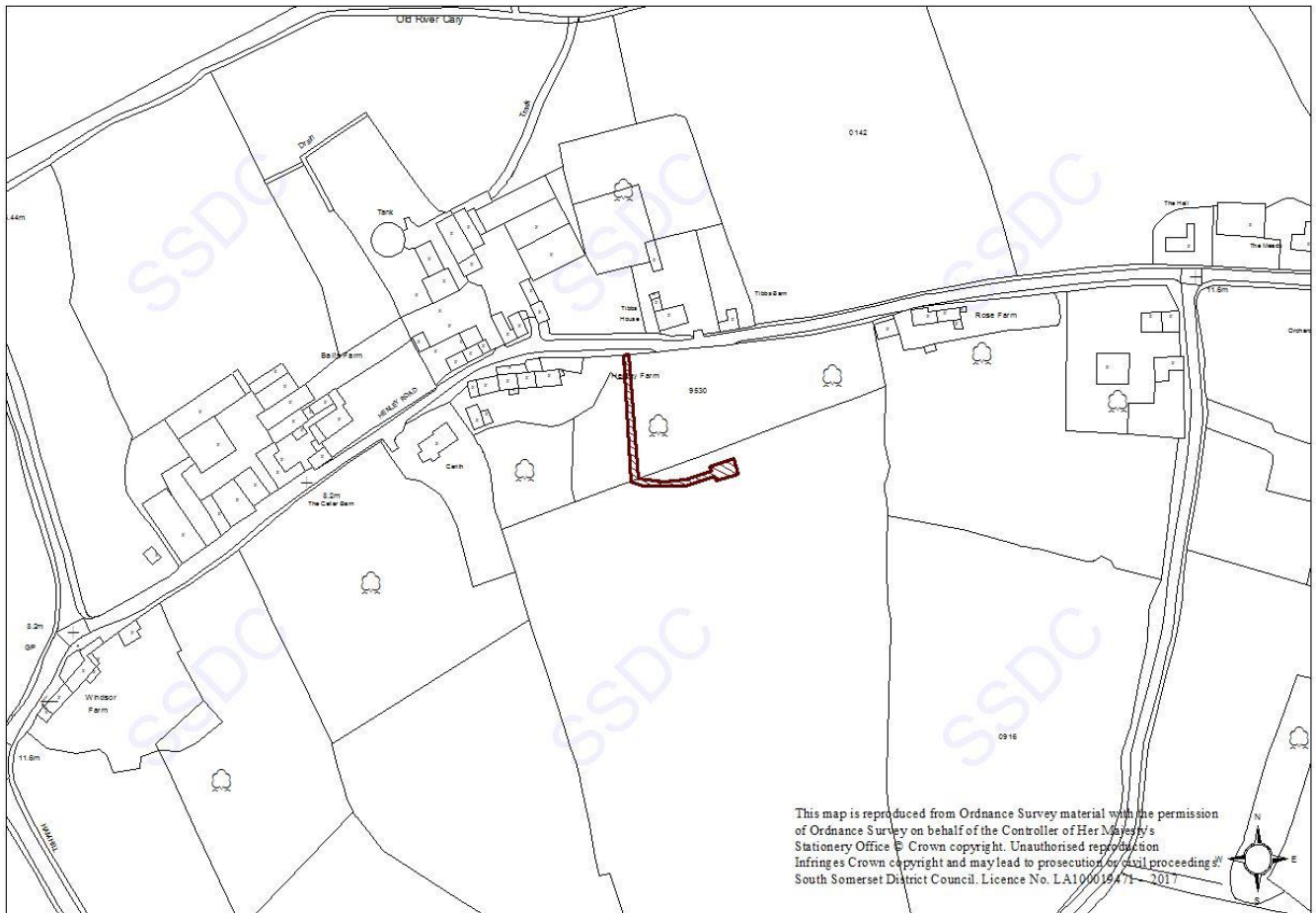
Proposal :	Erection of agricultural barn for the storage of fodder and machinery
Site Address:	Henley Farm Barn, Henley Road, High Ham.
Parish:	High Ham
TURN HILL Ward (SSDC Member)	Cllr Gerard Tucker
Recommending Case Officer:	Stephen Baimbridge Tel: 01935 462321 Email: stephen.baimbridge@southsomerset.gov.uk
Target date :	13th January 2017
Applicant :	Mr & Mrs J Pellow
Agent: (no agent if blank)	Mrs Jennifer Cox, 7 High Street, Wellington TA21 8QT
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application was referred to the Ward Member as the officer's recommendation is contrary to the comments of the Parish Council. The Ward Member did not accept the officer's recommendation and as such it was referred to the Area Chair. The Area Chair resolved that the application be aired at the Area North Committee.

SITE DESCRIPTION AND PROPOSAL





The site is located on land between Henley Road and Bridgehorn, to the rear of the Grade II listed 'Henley Farmhouse and Outbuildings Attached', in Henley

This application seeks permission for the erection of an agricultural barn for the storage of fodder and machinery, and the extension of the extant track to the east to serve it.

RELEVANT HISTORY

11/01859/FUL: Use of land for the erection of stables and retention of hardcore tracks (Retrospective)

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

Policy SD1: Sustainable Development

Policy SS1: Settlement Strategy

Policy EQ2: General Development
Policy EQ3: Historic Environments
Policy TA5: Transport Impact of New Development

National Planning Policy Framework

Chapter 7: Requiring Good Design

Chapter 12: Conserving and Enhancing the Historic Environment

CONSULTATIONS

High Ham Parish Council - Support the application

County Highway Authority - Standing Advice applies

HIGHWAYS CONSULTANT - No significant highways issues. The access appears reasonable although there would be benefits from properly consolidating and surfacing (not loose stone/gravel) the first 10m of access from the carriageway edge.

Natural England - No objection

Landscape Architect - ...whilst there is not necessarily a landscape issue with the principle of a new general purpose farm building on this holding, I view the site proposal as too disaggregated from established built form, and occupying too singular a location on the hillside. Consequently there is no landscape support for the site proposal, but if it were to be located adjacent the existing stables, to the west side of the N-S axis established by the track through the orchard, then it could be considered to be acceptable.

If you are able to negotiate amended plans, then I am happy to comment further. However, if we are advised that this proposal is to go forward, then I can substantiate a landscape objection with reference to LP policies.

REPRESENTATIONS

Three letters were received raising support for the application and opposing the position for the siting of the barn, as suggested by the case officer and Landscape Architect, due to resultant increased harm to amenity and the setting of the listed buildings, and drainage issues.

CONSIDERATIONS

Landscape Character

Behind the Grade II listed farmhouse is the stable building granted permission in 2011. It is neatly positioned in close proximity to built-form. Between the listed building and the next property on the south of Henley Road is 140 metres, creating a large swathe of open countryside that runs 317 metres to the south.

It is proposed to situate the new agricultural building in the middle of that gap between the listed building and Rose Farm, in a disaggregated position from the existing built-form. The building would be situated in the open countryside with no correlation to any other building. Therefore, in accordance with the Landscape Architect, it is considered that the proposal results in harm to the landscape character of the area, contrary to policy EQ2.

The agent has decided not to revise the scheme to re-position to the barn in a closer relationship to

built-form due to concerns over resultant disruption to the settled topography of the site and the soil substructure. It was also stated that this would have potential to increase run-off and would make drainage more difficult. However, it is not considered that the associated constraints could not be overcome.

Amenity

The proposed barn is of an agricultural character, of an appropriate scale, materials, and colour. Due to its position away from residential properties, it is not considered to result in an overbearing relationship or result in an overlooking or a loss of privacy with neighbouring properties.

Highways

The Highways Authority states that its Standing Advice applies. The proposal does not seek permission for the creation of, or alteration to, any access onto a classified highway. The proposal is not considered contrary to the Advice and is not considered to prejudice highways safety, in accordance with policy TA5.

Conclusion

Notwithstanding the comments of the Parish Council and neighbours, the proposal is considered to result in demonstrable harm to landscape character which is not outweighed by any identified benefits. It is contrary to policy EQ2 of the South Somerset Local Plan, and the provisions of the NPPF.

RECOMMENDATION

Refuse

FOR THE FOLLOWING REASON:

01. The proposed barn by reason of its disaggregated position in open countryside, detached from built-form, would be detrimental to the landscape character of the area. As such the proposal is contrary to policy EQ2 of the South Somerset Local Plan (2006-2028) and the provisions of the NPPF.

Informatives:

01. In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The council works with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service, and
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this case, although the applicant/agent did take the opportunity to enter into pre-application discussions there was no satisfactory solution to overcome the significant harm identified.
