



BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY 5TH NOVEMBER 2018
AT 6.00 P.M.

PARKSIDE SUITE, PARKSIDE, MARKET STREET, BROMSGROVE,
WORCESTERSHIRE, B61 8DA

PLEASE NOTE THAT AFTER 5PM, ACCESS TO THE PARKSIDE SUITE IS VIA THE MAIN ENTRANCE DOOR ON THE STOURBRIDGE ROAD. PLEASE ALSO NOTE THAT THERE IS NO PUBLIC PARKING AVAILABLE FOR THE NEW PREMISES. THE NEAREST PARKING IS THE PARKSIDE (MARKET STREET) PAY AND DISPLAY CAR PARK.

MEMBERS: Councillors R. J. Deeming (Chairman), P.L. Thomas (Vice-Chairman), C. Allen-Jones, S. J. Baxter, M. T. Buxton, C.A. Hotham, S. R. Peters, S. P. Shannon, M. A. Sherrey, C. J. Spencer and P. J. Whittaker

Updates to the Reports of the Head of Planning and Regeneration Services will be available in the Council Chamber one hour prior to Meeting. You are advised to arrive in advance of the start of the Meeting to allow yourself sufficient time to read the updates.

Members of the Committee are requested to arrive at least fifteen minutes before the start of the meeting to read any additional representations and to ask questions of the Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be sought to enable answers to be given at the meeting.

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.

3. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 8th October 2018 (Pages 1 - 4)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 18/01001/FUL - Proposed agricultural storage building and access track - Land Opposite Croft Cottage, Woodgate Road, Stoke Prior, Bromsgrove, Worcestershire, B60 4HG - Mr. D. Badger (Pages 5 - 14)
6. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

25th October 2018

BROMSGROVE DISTRICT COUNCIL

PLANNING COMMITTEE

Information for Members of the Public

The Planning Committee comprises 11 Councillors. Meetings are held once a month on Mondays **at 6.00 p.m.** in the Parkside Suite, Parkside, Market Street, Bromsgrove, B61 8DA - access to the Parkside Suite after 5pm is via the main entrance door on the Stourbridge Road. The nearest available public parking for the new premises is Parkside (Market Street) Pay and Display. .

The Chairman of the Committee, who is responsible for the conduct of the meeting, sits at the head of the table. The other Councillors sit around the inner-tables in their party groupings. To the immediate right of the Chairman are the Planning Officers. To the left of the Chairman is the Solicitor who provides legal advice, and the Democratic Services Officer who takes the Minutes of the Meeting. The Officers are paid employees of the Council who attend the Meeting to advise the Committee. They can make recommendations, and give advice (both in terms of procedures which must be followed by the Committee, and on planning legislation / policy / guidance), but they are not permitted to take part in the decision making.

All items on the Agenda are (usually) for discussion in public. You have the right to request to inspect copies of previous Minutes, reports on this agenda, together with the background documents used in the preparation of these reports. Any Update Reports for the items on the Agenda are published on the Council's Website at least one hour before the start of the meeting, and extra copies of the Agenda and Reports, together with the Update Report, are available in the public gallery. The Chairman will normally take each item of the Agenda in turn although, in particular circumstances, these may be taken out of sequence.

The Agenda is divided into the following sections:-

- **Procedural Items**

Procedural matters usually take just a few minutes and include: apologies for absence, approval of the Minutes of the previous meeting(s) and, where necessary, election of a Chairman and / or Vice-Chairman. In addition, Councillors are asked to declare whether they have any disclosable pecuniary and / or other disclosable interests in any items to be discussed. If a Councillor declares a disclosable pecuniary interest, he/she will withdraw from the meeting during the discussion and voting on that item. However, it is up to the individual Councillor concerned to decide whether or not to declare any interest.

- **Reports of the Head of Planning and Regeneration**

(i) **Plans and Applications to Develop, or Change of Use** - Reports on all applications will include a summary of the responses received from

consultees and third parties, an appraisal of the main planning issues and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the District Council's website www.bromsgrove.gov.uk. Recent consultee and third party responses will be reported at the meeting within the Update Report.

Each application will be considered in turn. When the Chairman considers that there has been sufficient discussion, a decision will be called for. Councillors may decide that, in order to make a fully informed decision, they need to visit the site. If this is the case, then a decision on the application will be deferred until the next meeting of the Committee. Alternatively, a decision may be deferred in order that more information can be presented / reported. If the Councillors consider that they can proceed to making a decision, they can either accept the recommendation(s) made in the report (suggesting any additional conditions and / or reasons for their decision), or they can propose an amendment, whereby Councillors may make their own recommendation. A decision will then be taken, usually by way of a show of hands, and the Chairman will announce the result of the vote. Officers are not permitted to vote on applications.

Note: **Delegation** - All items are presumed to be matters which the Planning Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply, an appropriate indication will be given at the meeting.

Any members of the public wishing to make late additional representations should do so in writing, or by contacting their Ward Councillor(s) well in advance of the Meeting. You can find out who your Ward Councillor(s) is/are at www.writetothem.com.

Members of the public should note that any application can be determined in any manner, notwithstanding any (or no) recommendation being made to the Planning Committee.

- (ii) **Development Control (Planning Enforcement) / Building Control** - These matters include such items as to whether or not enforcement action should be taken, applications to carry out work on trees that are the subject of a Tree Preservation Order, etc.. 'Public Speaking' policy does not apply to this type of report, and enforcement matters are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Reports of the Head of Legal and Democratic Services

These reports relate to, for example, cases where authority is sought to commence legal proceedings for non-compliance with a variety of formal planning notices. They are generally mainly concerned with administrative and legal aspects of planning matters. 'Public Speaking' policy does not apply to this type of report, and legal issues are normally dealt with as confidential items (see 'Confidential / Exempt Business' below).

- Urgent Business

In exceptional circumstances, and at the discretion of the Chairman, certain items may be raised at the meeting which are not on the Agenda. The Agenda is published a week in advance of the meeting and an urgent matter may require a decision. However, the Chairman must give a reason for accepting any "urgent business". 'Public Speaking' policy would not necessarily apply to this type of report.

- **Confidential / Exempt Business**

Certain items on the Agenda may be marked "confidential" or "exempt"; any papers relating to such items will not be available to the press and public. The Committee has the right to ask the press and public to leave the room while these reports are considered. Brief details of the matters to be discussed will be given, but the Committee has to give specific reasons for excluding the press and public.

Public Speaking

Where members of the public have registered to speak on planning applications, the item will be dealt with in the following order (subject to the discretion of the Chairman):-

- Introduction of item by the Chairman;
- Officer's presentation;
- Representations by objector;
- Representations by applicant (or representative) or supporter;
- Parish Council speaker (if applicable) and / or Ward Councillor;
- Consideration of application by Councillors, including questions to officers.

All public speakers will be called to the designated area by the Chairman and will have a maximum of 3 minutes to address the Committee.

Feedback forms will be available within the Council Chamber for the duration of the meeting in order that members of the public may comment on the facilities for speaking at Planning Committee meetings.

NOTES

Councillors who have not been appointed to the Planning Committee but who wish to attend and to make comments on any application on the attached agenda are required to inform the Chairman and the relevant Committee Services Officer before 12:00 noon on the day of the meeting. They will also be subject to three minute time limit.

Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officer(s) in order to avoid unnecessary debate on such detail at the meeting. Members of the Committee are requested to arrive at least one hour before the start of the meeting to read any additional representations and to ask questions of the

Officers who will also make themselves available for at least one hour before the meeting. Members are also requested to give Officers at least forty-eight hours notice of detailed, technical questions in order that information can be sought to enable answers to be given at the meeting. Councillors should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.

Councillors are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to Committee for determination where the matter cannot be authorised to be determined by the Head of Planning and Regeneration Services.

In certain circumstances, items may be taken out of the order than that shown on the agenda and, therefore, no certain advice can be provided about the time at which any item may be considered. However, it is recommended that any person attending a meeting of the Committee, whether to speak or to just observe proceedings and listen to the debate, be present for the commencement of the meeting at 6.00 p.m.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - SECTION 100D

1. All applications for planning permission include, as background papers, the following documents:-
 - a. The application - the forms and any other written documents submitted by the applicant, the applicant's architect or agent, or both, whichever the case may be, together with any submitted plans, drawings or diagrams.
 - b. Letters of objection, observations, comments or other representations received about the proposals.
 - c. Any written notes by officers relating to the application and contained within the file relating to the particular application.
 - d. Invitations to the Council to comment or make observations on matters which are primarily the concern of another Authority, Statutory Body or Government Department.
2. In relation to any matters referred to in the reports, the following are regarded as the standard background papers:-

Policies contained within the Local Plan below, and Planning Policy Statements, specifically referred to as follows:-

BDP	-	Bromsgrove District Plan 2011-2030
SPG	-	Supplementary Policy Guidance
NPPF	-	National Planning Policy Framework
NPPG	-	National Planning Practice Guidance
3. Any other items listed, or referred to, in the report.

Note: For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, "background papers" in accordance with Section 100D will always include the Case Officer's written report and any letters or memoranda of representation received (including correspondence from Parish Councils, the Highway Authority, statutory consultees, other 'statutory undertakers' and all internal District Council Departments).

Further information

If you require any further information on the Planning Committee, or wish to register to speak on any application for planning permission to be considered by the Committee, in the first instance, please contact Pauline Ross, Democratic Services Officer, at p.ross@bromsgroveandredditch.gov.uk, or telephone (01527) 881406

This page is intentionally left blank

BROMSGROVE DISTRICT COUNCIL

MEETING OF THE PLANNING COMMITTEE

MONDAY, 8TH OCTOBER 2018, AT 6.02 P.M.

PRESENT: Councillors P.L. Thomas (Vice-Chairman), C. Allen-Jones, S. J. Baxter, M. T. Buxton, C.A. Hotham, S. R. Peters, M. A. Sherrey, C. J. Spencer and P. J. Whittaker

Officers: Mrs. T. Lovejoy, Mr. D. M. Birch, Miss. E. Farmer, Miss C. Gilbert and Mrs. P. Ross

36/18 **APOLOGIES**

Apologies for absence were received from Councillors R. J. Deeming and S. P. Shannon.

37/18 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

38/18 **MINUTES**

The minutes of the meeting of the Planning Committee held on 10th September 2018 were received.

RESOLVED that the minutes of the meeting held on 10th September 2018 be approved as a correct record.

39/18 **18/00979/FUL - LAND AT VICTORIA GROUND, BIRMINGHAM ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0DR - ERECTION OF A NET FENCING SYSTEM TO PREVENT FOOTBALLS FROM THE VICTORIA GROUND ENTERING THE PARKING AREA OF ALDI**

With the agreement of the Chairman the running order of the Agenda was altered, so as this Planning Application could be considered in conjunction with Agenda Item 5 (Application 18/00748/ADV) – Land At, Victoria Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR).

Officers clarified that the Application had been brought to the Planning Committee for consideration because it was situated on Council owned land.

The Chairman drew Members' attention to the amended Officer recommendation for this Application.

Officers reported that amended plans had been received for the proposed fence system, which related to the density and type of netting that was proposed to be used. The amended plans showed that the density of the netting had changed from the tightly knitted knotless mesh netting with a density of 30x30mm to a mesh netting with a density of 120x120mm. By reducing the density of the proposed mesh netting, it was considered that it would appear more discreet in the street scene and would have a lower visual impact on the area.

The Council's Conservation Officer still considered that the amended proposal would amount to less than substantial harm in terms of the Conservation Area and Paragraph 196 of the NPPF. However, in light of the newly proposed netting the Conservation Officer considered that the balance of public benefits to the proposed harm weighed in favour of the amended proposal, which was less visually intrusive than the original proposed scheme, whilst achieving the required public benefit of public safety. As such the Conservation Officer had raised no objections to the amended proposal.

Overall it was considered that the public benefits that would arise through the improved safety when visiting the adjacent retail store would now outweigh the lesser harm that the proposal would have had on the surrounding heritage assets. As such it was considered that the amended proposal would accord with the policies in the Bromsgrove District Plan and the NPPF and would be acceptable; as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

Officers also drew Members' attention to the updated Recommendation and Conditions, as detailed in the published Update Report.

The Committee then considered the Application, which was now recommended for approval by Officers.

Officers clarified that previously there had been a building situated on the adjacent site. This had been demolished and there was now an Aldi Stores Limited and customer car park situated there. The proposed netting would ensure that any footballs were contained within the football ground and did not enter the adjoining land which formed the car park area to the Aldi retail store, hence improving public safety and avoiding any potential damage to vehicles parked there.

Members commented that they were pleased to see that an amicable agreement had been reached with the Applicant. However, some Members expressed their concern with regard to galvanised posts being used, which in their opinion would be very visible. Members were informed that galvanised posts would be bright for an initial period of 12 to 18 months then temper down. Further discussion took place on black posts being installed and the potential maintenance of such posts.

Councillor C. A. Hotham proposed an alternative recommendation with regard to black posts being used in place of the proposed galvanised posts.

On being put to the vote, the Committee did not vote for the alternative recommendation and the Chairman went back to the original recommendation.

The Committee agreed that an appropriate informative be included with regard to the maintenance of the netting.

RESOLVED that planning permission be granted, subject to the Conditions as detailed on page 2 of the published Update Report; and the following additional Informative:

- 1) the proposed netting be kept in a good state of repair and condition.

40/18

18/00748/ADV - LAND AT VICTORIA GROUND, BIRMINGHAM ROAD, BROMSGROVE, WORCESTERSHIRE, B61 0DR - PROPOSED ADVERTISEMENT ON NET OF NET FENCING SYSTEM

This Planning Application was considered in conjunction with Agenda Item 7 (Application 18/00979/FUL) – Land At, Victoria Ground, Birmingham Road, Bromsgrove, Worcestershire, B61 0DR).

Officers clarified that the Application had been brought to the Planning Committee for consideration because it was situated on Council owned land.

Officers reported that amended plans had been received. These amendments no longer showed the advertisement to be part of the main netting of the proposed net fencing system. Instead the advertisement was shown to be a separate band of netting (with a mesh density of 45x45mm), which would be attached to the centre of the main netting and would span the whole length (24 metres) of the net fencing system. The Conversation Officer was informed of these amendments, but had verbally confirmed that they would still object to the proposal; as detailed in the published Update Report, copies of which were provided to Committee Members and the public gallery prior to the commencement of the meeting.

The Committee then considered the Application, which had been recommended for refusal by Officers. Having considered the Officer's report and the information as detailed in the published Update Report, Members were in agreement with Officers; that the proposed advertisement would fail to enhance the character and appearance of the area and would result in a proliferation of advertisements in the area.

RESOLVED that planning permission be refused for the reason as set out on page 5 of the main Agenda report.

41/18

18/00963/FUL - FIRST FLOOR REAR EXTENSION - 12 DORDALE ROAD, BOURNHEATH, BROMSGROVE, WORCESTERSHIRE, B61 9JS

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor M. A. Sherrey, Ward Member.

At the invitation of the Chairman, Mr. N. Stockdale, the Applicant, addressed the Committee.

The Committee then considered the Application, which Officers has recommended for refusal. Having considered all of the information provided and Officer responses to the queries raised; Members gave further consideration as to whether the proposed extension would have a detrimental impact on the openness of the Green Belt. Members were of the view that the proposed extension was small in scale and would therefore have minimal impact to the Green Belt.

Members noted that the proposed extension when combined with previous additions to the original dwelling equated to 69% and thus exceeded the 40% threshold. However, Members were of the opinion that the proposed extension would harmonise the previous additions and potentially increase security by removing the flat roof section.

Members queried Officers on the possible permitted development options available to the property and were advised that given the extent of the previous extensions there was very limited scope for further extensions under Permitted Development. Having had regard to this, Members decided it was not necessary to remove the property's permitted development rights. The Committee was therefore minded to grant Planning Permission, subject to standard conditions.

RESOLVED that Planning Permission be granted, subject to standard conditions.

The meeting closed at 6.44 p.m.

Chairman

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr D Badger	Proposed agricultural storage building and access track Land Opposite Croft Cottage, Woodgate Road, Stoke Prior, Bromsgrove, Worcestershire B60 4HG		18/01001/FUL

Councillor Glass has requested that this application be considered by Planning Committee rather than being determined under delegated powers.

RECOMMENDATION: That planning permission be **Granted**.

Consultations

Stoke Parish Council

The Parish Council object to this application on the grounds that it was extremely large and located too close to a nearby private residence. In addition there was no indication what the building would be used for.

In terms of the amended location their position remains that the building on the application is too big and sited in the wrong place causing it to be unsightly.

Worcestershire County Council Countryside Service - Public Rights of Way

No objection

Ramblers Association

No Comments Received To Date

Kernon Countryside Consultants

The use, size and design of the proposed building would be acceptable and as such have not raised any agricultural concerns with the proposal for the provision of the proposed new agricultural building.

Highways - Bromsgrove

No objections subject to conditions relating to:

- Vehicular visibility splays
- Access track

North Worcestershire Water Management

No objection following the relocation of the building.

Arboricultural Officer

There is a small multi stem Ash tree standing immediately adjacent to the Western side of the existing gated entrance to the land. Due to the close proximity of this tree to the gate there is potentially that it might need to be removed. This tree although being highly prominent to users of Woodgate Road is of poor form and habit and only small in stature. Therefore I would have no objection to its removal if this was considered to be required.

The proposal would not cause any detrimental influence on any tree stock either within the site or on any adjoining land.

Publicity

10 neighbour notification letters sent out on 20th August 2018 (expired on 13th September 2018)

10 Amendment neighbour notification letters sent out on 21st September (expired on 15th October 2018)

A total of 3 letters of support were received.

Reasons for support can be summarised as follows:

- Support young people in agriculture

A total of 2 objections were received regarding the original location of the agricultural building.

Their objections can be summarised as follows:

- The size of the field cannot justify requiring a building of this size
- Drainage
- Proximity to Hen Brook will increase the chance of flooding
- Disturbance
- No need for the building
- Building not suitable for housing agricultural machinery

A total of 7 objections were received regarding the amended location.

Their objections can be summarised as follows:

- Poor design
- Too large
- Proximity to nearby residential properties/invasion of privacy/intrusive development
- Noise pollution
- Light pollution
- Increase in traffic and risk
- Smell and waste
- No genuine agricultural need
- Unsuitable design in agricultural terms, impracticable for the uses stated (more suited to a workshop)
- Fire Risk
- Access to fields and public right of way
- Insufficient time to consider the application

Other non-planning matters have been raised, but these are not material to the consideration of this application.

Councillor Glass After various discussions with both residents and the Parish Council. I share their concerns regarding the planning application due to its size and location.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP15 Rural Renaissance
BDP19 High Quality Design
BDP21 Natural Environment
BDP23 Water Management

Others

NPPF National Planning Policy Framework (2018)
NPPG National Planning Practice Guidance
SPG5 Agricultural Buildings Design Guide

Relevant Planning History

17/01275/AGR Hay feed storage building

05.12.2017

This application was an Agricultural Prior Notification. The proposal was assessed and it was considered that the proposed development is not Permitted Development.

The application sought a new agricultural building. New agricultural buildings are only permitted development under Class A, Part 6, Schedule 2 of the GPDO. Class A only applies to agricultural development on sites of 5 hectares or more. The information submitted with the application stated that the site was approximately 1.1 hectares. The building was therefore not permitted development under Class A of the GPDO.

Assessment of Proposal

The application proposes to erect a steel portal framed building of 18.28m x 7.62m and have a total floorspace of 139.29 sq m. The building will have a height of 3.7m to the eaves with an overall height of 4.5m. The roof pitch has been kept as shallow at 12.5 degrees. The proposed building will be used as a general purpose agricultural storage building.

The supporting statement outlines that the land opposite Croft Cottage is owned by Mr Badger and used as the main base for a small but growing agricultural business ran by Mr Badger and his partner. The owned land extends to 3.5 acres grassland which is currently used for the grazing of sheep and production of fodder, and will also be used for grazing cattle in due course.

The applicants currently have a flock of 30 sheep. The applicants have access to further grazing land in Woodgate (5 acres) and also in Finstall (40 acres) where they can graze their sheep over the winter if required.

The applicants do not have access to any other storage buildings and this is the only owned land where it is viable to invest in their own facilities.

The management of the land is currently prohibited as the applicants do not have appropriate storage facilities for equipment, materials, feed, livestock equipment, machinery, implements, or suitable shelter for livestock.

The applicants therefore propose to erect a small, multifunctional storage building which will be suitable for a range of uses and allow them to make more efficient use of their land.

The agricultural storage building location has been changed during the application process due to concerns regarding flooding.

The main issues to consider in this application are:

- Whether the proposal would be inappropriate development in the Green Belt for the purposes of the NPPF and development plan policy;
- The effect of the proposal on the character and appearance of the area.
- The effect of the proposal on the amenities of the nearby residential properties.
- The effect of the proposal on surface water drainage and flooding.
- The effect on public right of way

Proposed agricultural building

BDP15 – Rural Renaissance, supports proposals that satisfy the social and economic needs of rural communities by encouraging development that contributes to diverse and sustainable rural enterprises within the District. Furthermore, paragraph 83 (Supporting a prosperous rural economy) of the NPPF is supportive of sustainable growth and expansion of all types of business and enterprise in rural areas, through well designed new buildings.

The applicants are proposing to use the proposed agricultural building as a general purpose agricultural storage building and shelter for livestock on the site. The types of things which will be stored in the building include tractor, mower, topper, tools and fencing equipment. No waste or smell will be produced from the use of the building. It is not proposed to house livestock for any length of time within the building, but to provide shelter and an isolation/treatment space for livestock if required.

Kernon Countryside Consultants have been consulted on this application and have carried out a desk based appraisal of it. They have assessed the proposal to see whether there is a need for the proposed agricultural building and have considered and concluded the following:

Use - the use of a building for the general storage of agricultural items such as machinery, feed and hay along with temporary accommodation of livestock is considered appropriate.

Design – The Planning Statement sets out that the building will primarily be used for storage and will only be used for housing livestock on a short-term temporary basis and for isolation.

It appears that the building has been designed with this in mind. The Yorkshire boarding will provide ventilation for the building and the fibre cement roof will minimise condensation which is important when housing livestock to control disease. It is however common to construct the walls using concrete panels to prevent damage to the walls from livestock. In this instance I do not think concrete panels would be required given the small numbers of livestock and the infrequency that they will use the building. The design of a storage building is not so crucial and whilst not secure I do not have any concerns with the design in terms of general agricultural storage.

Size - The proposed building will provide approximately 138 sqm of internal floor space. From my calculations, approximately 101.5 sq m of floor space will be occupied by hay and farm machinery at certain times of year. This leaves only 36.5 sqm for miscellaneous storage and housing livestock. The amount of hay being stored will reduce over the winter and free up some space for housing livestock. The building is therefore considered to be appropriate in size for the proposed agricultural uses.

Siting – the revised siting is satisfactory from agricultural point of view. The siting, close to the field boundary, minimises intrusion into the field and the building looks to be easily accessible by farm vehicles.

Availability of Other Buildings – The Planning Statement and Google Earth Imagery of the site confirm that there are no existing buildings on the parcel of owned land. Furthermore, it appears that there are no buildings on the additional 18.2 ha (45 acres) either.

The additional information set out that the machinery has either been stored outside or in borrowed space belonging to the applicants' parents and in-laws. It is claimed that this is not a long term solution which I fully agree with. I do not therefore consider there to be any available buildings that can meet the existing and proposed storage needs.

Overall, the Council's Agricultural Adviser has concluded that, the use, size and design of the proposed building would be acceptable and as such have not raised any agricultural concerns with the proposal for the provision of the proposed new agricultural building.

Green Belt

Paragraph 145 of the NPPF sets out that new buildings in the Green Belt are inappropriate development except for a few exceptions. One of these exceptions is new buildings for agricultural or forestry purposes. The area of land where the proposed building would be situated is Green Belt. Its agricultural need has been assessed by Kernon Countryside Consultants and as set out above it is considered that there is an agricultural need for the proposed building. Therefore it is considered that the building would be appropriate development in the Green Belt.

Character and appearance of area

The application site is situated within open countryside, where agricultural buildings are normally found. The design of the proposed agricultural building has been assessed by Kernon Countryside consultants who have considered that it would be appropriate for the

proposed use. Its design is therefore considered to be of an agricultural nature, which would not be out of place in this location and therefore complies with BDP19.

According to the Worcestershire Landscape Character Assessment, the development lies within an area characterised as enclosed commons. This is defined as an open farmed landscape with an inherent land use of mixed agriculture. In this case, the building is sited close to Woodgate Road and the nearby built development, with it being of traditional design and form it is considered that it would appear appropriate in the landscape. The applicant lives directly opposite the site, it is not considered to be creating an isolated farm building in this case. The applicant has indicated that they are willing to plant trees to assist in screening the proposal. It is considered that this can be conditioned.

As such it is not considered that the proposed agricultural building would materially harm the character and appearance of the area.

Proposed access track

The proposal includes the formation of an access track leading into the field from Woodgate Road. This part of the proposal is considered to be an engineering operation. Paragraph 146 of the NPPF sets out those engineering operations can be considered to be appropriate development in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Within the supporting statement it has been indicated that the applicants intend to encourage grass to grow over any stone to reduce any visual impact, where possible. This can be suitably conditioned. The access track would appear flat, and although it would be visible from the road and the wider area, the applicant will make efforts to reduce this. It is not considered that this element of the proposal would harm the openness of the Green Belt or would conflict with the purposes of including land within it. Therefore it is considered that it would be appropriate development in the Green Belt.

Residential Amenity

SPG5 stipulates that 'the effects of noise and smell on nearby dwellings should be taken into account in detailed site and design planning'. There is no specific guidance regarding the distance from agriculture buildings to residential property.

Springfield Cottage is the closest residential property which has objected to the planning application and lies approximately 42m from the proposed building.

It is accepted that the building is in reasonable proximity to Springfield Cottage, however its scale and siting is not such that would appear overbearing on the outlook of Springfield Cottage, and as considered in the section above, its design and appearance would be typical of agricultural buildings that are a common feature in the countryside and appropriate to this location. Its physical presence and appearance would not therefore be harmful to the outlook of Springfield Cottage or other nearby properties.

There would still be some activity associated with the building, in respect of noise. Its use would be for the storage of feed, equipment/machinery in association with sheep farming

and hay production at the site. The degree of use is more likely to be intermittent than frequent.

However, this equipment, as well as animal feed would be brought to the site in any case, regardless of whether there was a building on the site, as the activities already take place on the land. The proposed building would simply allow that equipment to be stored at the site, rather than brought to it.

The location of the proposal serves to limit the disturbance to nearby properties, but due to the nature of the proposed use there is still potential for noise and light issues to compromise neighbouring amenity. It is considered that a suitably worded condition can be applied to control any light emanating from the site. Overall, it is not considered that this will be harmful to the amenity of those living nearby.

Public Right of Way

The development is accessed via a public right of way, Stoke Prior footpath SP-565. No diversion of the footpath is required to facilitate the development, it is considered that the existing footpath will be protected.

Highways

Worcestershire Highways Officer has not raised any objection to the proposal, subject to conditions.

Drainage

North Worcestershire Water Management have commented on this application, setting out that the site falls within flood zone 1 (low risk of river and tidal flooding), and that the Environment Agency's surface water flood risk map shows a low risk of surface water flooding in the area. Following the amended location, NWWM had no objection to the proposal.

Other Matters

The risk of fire has been raised as a concern by an objector, it is considered this is an operational matter for the applicant.

Conclusion

Overall, it is considered that that proposed development would be appropriate development in the Green Belt, which would not have a detrimental impact on the character or appearance of the area or the amenities of the neighbouring properties.

RECOMMENDATION: That planning permission be Granted.

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Elevations and floorplan

Cross Section

Location Plan Revised 18.9.18

Block Plan REVISED 18.9.18

Visibility Splay Revised 20.9.18

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks.

3. Prior to their first installation, details of the colour of the materials to be used externally of the proposed agricultural building shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To protect the visual amenity of the area.

4. Should the agriculture use of the building permanently cease within 10 years from the date of this permission, and planning permission has not been granted or has not been deemed to be granted for a change of use of them for purposes other than agricultural within 3 years from the date on which the use for the purposes of agriculture within the unit permanently ceased, then the building shall be removed from the land and the land must, so far as practicable, be restored to its condition before the development took place, or to a condition as may have been agreed in writing between the local authority and the developer.

Reason: To protect the openness of the Green Belt and the character and appearance to the open countryside.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order), no development included within Schedule 2, Part 3, Class Q and R shall be carried out without formal approval through an application for planning permission.

Reason: The proposal has only been assessed on the basis of being an agricultural building and the implications of other uses have not been considered as part of this application.

6. Prior to their installation, details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. Any lighting installed on site shall be in accordance with these details and maintained as such.

Reason: In the interests of biodiversity and residential amenity.

7. Prior to the occupation of the building a full specification of all proposed tree planting should be submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area.

8. The Development hereby approved shall not be brought into use until the access track has been provided as shown on drawing Block Plan REVISED 18.9.18.

Reason: To ensure conformity with submitted details.

9. Development shall not begin until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6m from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

10. Notwithstanding the details submitted on the Cross Section plan showing the specification of the access track materials. Prior to the installation of the access track, further details regarding how this will be made less viable via the establishment of grass or other measures should be submitted to and approved by the local planning authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the area.

Case Officer: Mr Paul Lester Tel: 01527 881323
Email: paul.lester@bromsgroveandredditch.gov.uk

This page is intentionally left blank