

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Date
Mr Peter Whittaker 'A'	Erection of agricultural building and the provision of Solar PV panels – Stoney Lane Farm, Stoney Lane Tardebigge, Bromsgrove, B60 1LZ	GB LBS LPA	12/0976 DK 17.01.2013

This application needs to be considered by Planning Committee, since the applicant is an Elected Member of Bromsgrove District Council.

RECOMMENDATION: that Planning Permission be **GRANTED**.

Consultations

WH	Consulted 06.12.2012. Response received 17.12.2012. No objection.
Tutnall and Cobley PC	Consulted: 06.12.2012. Response received: 17.12.2012. No objection.
ENG	Consulted: 06.12.2012. No response received.
WCC (Minerals)	Consulted: 06.12.2012. No response received.
Agricultural Consultant	Consulted: 06.12.2012. Response received 21.12.2012. The proposed building sits on the site of the existing agricultural barn; although the buildings footprint will be greater than the existing. The existing barn has a gross internal floor space of 259m whilst the proposed barn has a gross internal floor space of 345.6m, this additional space will allow for increased storage of grain. The proposed building will provide sufficient secure storage for machinery and grain. Due to site constraints the design of building will give constrained access to the area detailed for the storage of grain. This, we consider, will make it an awkward building to use. We do, however, recognise that there are limitations to this being a replacement building. Overall, therefore, this application does not give rise to any agricultural concerns.
Conservation Officer	Consulted 06.12.2012. Response received: 03.01.2013. No objection.
Tree Officer	Consulted 06.12.2012. Response received: 12.12.2012. No objection.

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CLIMCHG	Consulted 06.12.2012. No response received.		
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Publicity	Site Notice posted 20.12.2012. expired 10.01.2013. 2 letters sent: 04.12.2012, expired 25.12.2012. No responses received.		
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The site and its surroundings

The application site consists of an existing Dutch Barn in a poor state of repair some distance to the east of Stoney Lane farmhouse and facing the lane. The building is surrounded by a complex of farm buildings, some of which are traditional and some modern. The farmhouse is 19th century Grade II listed. The site is located in the Green Belt and a Landscape Protection Area.

Proposal

The proposal is for the erection of an agricultural building and 52 solar panels will be provided on the SE elevation. The proposal would measure 36.5m by 9.6m.

Relevant planning history

B/2008/1032 Proposed Change of use of Former Redundant Agricultural Building to Light Industrial Use and Insertion of Two New Fire Exits. Granted 04.03.2009.

B/1999/0984 Roofing over an existing silage pit. Granted 20.12.1999.

B/1999/0980 Replacement of existing barn with modern agricultural building. Granted 20.12.1999.

B/13475/1985 Erection of an agricultural building. Granted 11.11.1985.

Relevant policies

WMRSS QE3
WCSP D38, D39.
BDLP DS2, DS13, C4, C5, C30A.
Draft CP22
CS2
NPPF Paragraphs 28 and 89, 93 -95.

Assessment

It is considered that the key issues in the determination of this application are the following:

- (i) The principle of the development in the Green Belt

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- (ii) The impact of the proposal on the character and appearance of the countryside and landscape protection area

On Tuesday 27 March 2012, the Government released the National Planning Policy Framework (NPPF). The NPPF makes it clear that its policies apply immediately. From the 27 March onwards the National Planning Policy Guidance Notes and Planning Policy Statements cease to exist, including all relevant circulars and guidance (a list of which is contained in Annexe 3 to the NPPF).

Planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan currently consists of Local and Regional planning policy documents. The NPPF is also a significant material consideration in planning decisions. The Development Plan will continue to include all the saved Policies of the Bromsgrove District Local Plan. Due weight will be given to these Policies according to their degree of consistency with the framework set out in the NPPF (the closer the Policies in the Plan to the policies in the Framework, the greater the weight that may be given). Weight may be given to emerging policies in some circumstances.

(i) Principle

The proposal relates to an agricultural building. In terms of the NPPF, I consider that paragraphs 28 and 89 are most relevant. The former seeks to promote a prosperous rural economy through the sustainable growth and expansion of all types of rural business. In paragraph 89, the construction of buildings for agriculture and forestry are not considered inappropriate development.

In terms of WCSP and BDLP policies which are still relevant, these include DS2 and C30A of the BDLP. Since the BDLP was adopted before September 2004, these policies carry some weight in the determination process (para 215 of the NPPF). The building would be located in a Landscape Protection Area and therefore policy C4 of the BDLP is also relevant.

Policy 30a of the BDLP states that new agricultural buildings should be appropriate in scale and design to their intended use, accord with the landscape protection policies C4 and C5, form a cluster of buildings wherever practicable and use appropriate colours.

The proposal would be 350sqm and the Design and Access Statement outlines the operation of the holding. The land holding extends to some 264Ha of owned and rented tenure and the building is required for machinery and grain storage. There is also an established livery and free range hen enterprise at the site.

The majority of the building will be used as a grain store with the first three bays used as a machinery store and for access to the remainder of the building. In terms of agricultural need, I consider this has been demonstrated and recognize the fall back position of the applicant in terms of Part 6 Schedule 2 to the Town and Country Planning (GPDO) 1995 as amended. The views of the agricultural consultant are noted and the principle and scale of the building are accepted. Members should note

that the fact that planning permission was granted in 1999 under B/1999/0980 for the replacement of the existing Dutch barn with a similar replacement to that now proposed is a material planning consideration.

(ii) Character

It is not considered that the proposed building would have a detrimental impact on the character of the countryside when viewed from the public thoroughfare along Stoney Lane compared with the present situation. Similarly, there would be no significant detriment to the character of the Landscape Protection Area. Policy C30a also requires consideration of the design and siting of the building. Your Officer considers that the siting of the building is entirely appropriate and integrates with the other buildings on the holding. The design of the proposed building is considered appropriate for the intended use.

Listed Building Setting

Stoney Lane farmhouse is Grade 2 listed but I do not consider that its setting would be compromised by the proposed replacement building and these views are also expressed by the Conservation Officer.

Photovoltaic Panels

Members should note that the south east elevation of the building (towards the farmyard) will have 52 photovoltaic panels placed on it. There would be very limited visibility of these panels given the shallow pitch of the roof and therefore there is no impact on the amenity of the site. Whilst there are no specific policies in the BDLP and WCSP, the generation of electricity for the farm and export to the grid is strongly supported by the NPPF and specifically cited in paragraph 17 (Core Planning Principles).

Other Matters

It is considered that the proposal amounts to an appropriate form of development in the Green Belt, would not result in any harm to residential amenity, the Landscape Protection Area or listed building. There are no objections noted from consultees or any Third Parties. In summary, the proposal is considered to conform to the development plan and is acceptable.

RECOMMENDATION: that Planning Permission be **GRANTED**.

Conditions

1. C1 (Time Limit)
2. C1A (Approved Plans)

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This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan 2004 (BDLP) and the National Planning Policy Framework (NPPF) 2012 as summarised below:

WMRSS QE3
WCSP D38, D39.
BDLP DS2, DS13, C4, C5, C30A.
Draft CP22
CS2
NPPF Paragraphs 28 and 89, 93 -95.

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance; there are no justifiable reasons to refuse planning permission.

CASE OFFICER DETAILS

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