

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Robert Caldecott	Extension and re-roofing of 2 no poultry buildings, erection of polytunnel and relocation of previously approved agricultural workers dwelling (reference 13/0624) Laurel Farm, Dagnell End Road, Redditch, Worcestershire, B98 9BD	08.06.2017	17/0200

RECOMMENDATION:

- (1) Minded to **APPROVE FULL PLANNING PERMISSION**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) Secure a permanent agricultural tie on the dwelling; and
 - (ii) Ensure that only one of either this permission or application 13/0624 can be implemented

Consultations

Worcestershire County Council Countryside Service Consulted 06.04.2017
No objection as long as the public right of way is not blocked or altered.

Ramblers Association Consulted 06.04.2017
No Comments Received To Date

Beoley Parish Council Consulted 05.04.2017
No Comments Received To Date

WRS - Noise Consulted 05.04.2017
No objection

WRS - Air Quality Consulted 05.04.2017
No Objection

Drainage Engineers Internal Planning Consultation Consulted 05.04.2017
No Objection

Agricultural Consultants Consulted 05.04.2017
No objection as long as dwelling is in close proximity to the farm yard.

Highways - Bromsgrove Consulted 28.04.2017
No objection

Publicity:

5 letters sent on the 6th April 2016 (expired 27th April 2017)

1 site notice posted on the 13th April 2017 (expired 4th May 2017)

Press Advert published in the Redditch Advertiser on the 21th April 2017 (expired 5th May 2017)

Neighbour Responses:

None received

Relevant Policies

NPPF National Planning Policy Framework

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP4 Green Belt

BDP19 High Quality Design

Relevant Planning History

13/0624	Erection of agricultural dwelling	Approved	21.01.2015
15/0216	Erection of Polytunnel with Relocation of Mobile Poultry Rearing Units	Approved	26.08.2015
16/0216	Erection of Agricultural Poultry Building	Approved	10.05.2016

Assessment of Proposal

The site and its surroundings

The application site is located to the north of the town of Redditch outside of any defined settlement. The application site relates to an established poultry farm which has a lengthy access drive off Dagnell End Lane. A small number of dwellings are located in the vicinity.

The proposed development

The application seeks permission for the following:

- The extension and re-roofing of 2 poultry sheds to provide an additional 600sqm of accommodation for the rearing of chickens and turkeys;
- The erection of a poly tunnel to provide 224sqm of accommodation for turkeys; and
- The relocation of an agricultural workers dwellings approved under reference 13/0624

Planning Considerations

The main issues to be considered in assessing the application are the following:

- (i) Green Belt
- (ii) Residential amenity
- (iii) Street Scene and Character Impact

(i) Green Belt

The site is located in the Green Belt. It is necessary to consider whether the proposal represents inappropriate development in the Green Belt and if so whether any very special circumstances exist that outweigh any identified harm.

Paragraph 89 of the NPPF and Policy BDP4 of the Bromsgrove District Plan sets out the exceptions to inappropriate development. One of these exceptions is buildings that are needed for purposes of agriculture. The applicant has provided a statement justifying the agricultural need for the various elements of the scheme.

The Council's agricultural consultant is of the view that the 2 poultry sheds are in need of upgrading and their size, design and layout are appropriate for the rearing of poultry. The proposed poly tunnel is similar to those already on site which are used for growing on "free-range" turkeys. Given the number of turkeys that are reared on-site no concerns are raised by the agricultural consultant.

The third element of the scheme is the agricultural workers dwelling. A new dwelling constitutes inappropriate development contrary to both Policy BDP4 of the BDP and paragraph 89 Of the NPPF. Inappropriate development should only be approved where there are very special circumstances that clearly outweigh the harm to the Green Belt.

In this case, permission was granted under reference 13/0624 for an agricultural workers dwelling. This permission is still extant but has not yet been implemented. The Council's Agricultural Consultant is still of the view that there is genuine need for the applicant to be on-site permanently to support the business. It is therefore necessary to consider whether the proposed location of the dwelling is acceptable. The approved dwelling would be located in the north east corner of the field close to the existing farm yard. The proposed polytunnel is now positioned where the dwelling was proposed under reference 13/0624. This has necessitated a shift of the dwelling to the south so it is positioned adjacent to the proposed polytunnel. The new location of the dwelling is very similar to that already approved. The location is still close to the farmyard with no additional harm arising.

Taking into account the similarities with the extant permission and the genuine need for the dwelling it is considered that there are very special circumstances to clearly outweigh the harm to the Green Belt in accordance with Policy BDP4 of the BDP and NPPF.

ii) Residential amenity

No concerns have been raised by Worcestershire Regulatory Services in terms of pollution. The various elements of the scheme are not in close proximity to any residential properties. The proposal therefore accords with Policy BDP1 of the BDP.

iii) Street scene and Character Impact

The proposed poly-tunnel and extended poultry buildings are located in close proximity to the other agricultural buildings on the site and are designed to fit into their surroundings. The proposed dwelling is sited next to the proposed polytunnel ensuring that all buildings are clustered in close proximity to the farm yard. This ensures that the proposal retains the character of the area in accordance with Policy BDP19 of the BDLP.

Conclusion

The proposal is considered to be acceptable within the Green Belt and there is no substantial harm arising in terms of character or amenity considerations. The proposal therefore accords with policies BDP1, BDP4 and BDP19 of the BDP and the NPPF.

RECOMMENDATION:

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- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the planning application following the receipt of a suitable and satisfactory legal mechanism in relation to:
 - (i) Securing a permanent agricultural tie on the dwelling; and
 - (ii) Ensuring that only one of either this permission or application 13/0624 can be implemented

Conditions:

- 1) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

2565-006
2565-007(2)

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

- 2) 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.

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roof of the dwelling 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 ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 4) All new external walls and roofs on the poultry buildings shall be finished in materials to match in colour, form and texture those on the existing buildings. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 5) Prior to the commencement of development details of the finished ground floor levels of all the approved dwelling shall have been submitted to and approved in writing by the Local Planning Authority. The sections shall show the development relative to the ground levels adjoining the site. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is carried out at suitable levels in relation to adjoining land and buildings in the interests of the amenity of surrounding residents and future occupiers of the site

- 6) The occupation of the dwelling shall be limited to a person solely or mainly employed, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, and to any resident dependants of any such persons.

Reason: It is not intended to allow any development in this area (in the Green Belt) other than that essential to meet agricultural or similar needs in accordance with policy BDP4 of the Bromsgrove District Plan and the guidance within the National Planning Policy Framework.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the openness of the Green Belt in accordance with Policy BDP4 of the Bromsgrove District Plan

- 8) Prior to the commencement of any works on site, a detailed scheme of all hard and soft landscaping and any walls fences, hedges or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented within 12 months from the date when the building hereby permitted is first occupied. Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Plan reference

Reason: In order to ensure adequate screening and ecological enhancement of this green belt site in accordance with policies BDP4 and BDP19 of the Bromsgrove District Plan and guidance within the National Planning Policy Framework.

Case Officer: Andrew Fulford Tel: 01527 881323
Email: A.fulford@bromsgroveandredditch.gov.uk