

Name of Applicant	Proposal	Expiry Date	Plan Ref.
A Beckett And Sons	Erection of agricultural building; laying of hardstanding for external storage of farm machinery and equipment. Land Rear Of Units, Heath Farm, Alcester Road, Wythall, Worcestershire B47 6AJ	27.10.2017	17/00872/FUL

RECOMMENDATION: That planning permission be **REFUSED**

Consultations

Wythall Parish Council Consulted 29.08.2017

Objection, bearing in mind that a very recent application has been made and approved on the same site, to convert a redundant agricultural building (grain store) to a retail outlet for Shirley Aquatics, when this existing building was already available.

Also, we can see no justification for granting permission for yet another building for agricultural machinery on this particular site, given the number of actual farm premises the applicants have in the surrounding area.

The current site is primarily a number of retail outlets with minimal farming activities and has a history of converting 'farm' buildings to further retail outlets.

The site has already been significantly developed and we consider that a further large building, in the green belt, would constitute overdevelopment of the site.

Highways - Bromsgrove Consulted 29.08.2017

Recommends that the permission be Refused for the following reasons:-

This application is considered be contrary to the NPPF paragraphs 32 & 35 and the adopted Highway Design Guide which forms part of the Local Transport Plan; this document was updated in February 2016.

The applicant is proposing to use an existing vehicular access located off the A435 dual-carriageway which has a speed limit of 70mph. It is acknowledged the existing vehicular access consists of a dropped kerb which the applicant has confirmed was installed in 1970 and that there was never a grant of planning permission for it. Site visits have confirmed this vehicular access has not been recently or regularly used.

The intensification of vehicle movement onto the A435, which is a classified road, will have an adverse impact on the existing highway network. This increase in daily traffic movements from negligible movements to 20 a day in the summer months will increase vehicle conflict and have a detrimental impact on highway safety.

The range of vehicles using this access would include combine harvesters, together with straw and fertilizer. Due to the size of these vehicles and the turning radius required to enter / leave the access; I am concerned since this is a strategic link with fast flowing /

high speed traffic, with the slowing down of large vehicles entering and leaving this access would have a detrimental impact on highway safety.

Therefore it is the Highway Authority's conclusion that the application generates increased trips and is therefore contrary to the adopted local transport plan and to paragraphs 32 and 35 of the National Planning Practice Framework.

Kernon Countryside Consultants - views received 23 November 2017:

No objection subject to consent having a condition requiring that "where the building ceases to be used for agriculture within 10 years of its completion than it should be removed" as per the advice given in Part 6 A2 (5) of the GPDO (2015)"

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP15 Rural Renaissance
BDP16 Sustainable Transport

Others

NPPF National Planning Policy Framework
SPG5 Agricultural Buildings Design Guide

Relevant Planning History

No History

Publicity

1 site notice 04.09.17 (expires 25.09.17): no response received
1 press notice 08.09.17 (expires 22.09.2017): no response received

Assessment of Proposal

The site is a large open field which lies to the south west of Heath Farm. Heath Farm is located on Alcester Road, Wythall (A435), and better known as Becketts Farm. There are a number of buildings in existence at this location with areas of parking. This proposal is to construct the agricultural building at the south-western end of the existing buildings, on the north-west corner of a large, open field. The site area is approximately 2777.23 square metres.

The site is located within the Green Belt, therefore, 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.

Very Special Circumstances

One of the exceptions to Paragraph 89 of the National Planning Policy Framework is buildings that are needed for purpose of agriculture. The applicant has provided a statement justifying the agricultural need for the building. He is the owner/occupier of Billesley Farm at Portway and Manor Farm at Wythall where there are a number of buildings present which are used for the purpose of agriculture and storage. The applicant is due to lose occupancy of Manor Farm where there are a number of farm buildings and a large external storage area, hence, the need for a new agricultural building at Heath Farm and external storage facilities.

The Proposal

The site area is approximately 2777.23 square metres. The dimensions of the building are proposed to be:

- floor area - 1010.60 square metres
- eaves height - 6.1 metres
- overall height - 8.8 metres

The structure will be fully clad with concrete panels, box profile cladding, a fibre cement sheet roof and roller shutter doors.

The area of the hardstanding to be used for external storage will be 1346 square metres.

The Parish Council has raised an objection to the proposal and their comments have been noted.

The Highways Officer is not supporting the application on grounds of safety and his comments have been noted.

Character Impact

This is a substantial structure which is 8.8 metres high and covers 1010.60 square metres and an additional 1346 square metres of hardstanding for the purpose of external storage. The building is not proposed to be open fronted and will be enclosed by means of roller shutters. The location of the building is such that it will be clearly visible from the surrounding area. The provision of any form of landscaping will not deter views to the structure.

In summary, the site lies in the Green Belt and within an open field used for agriculture. The Agriculture Consultants comments are noted. Members will also be mindful of the case put forward by the applicant in relation to the loss of the space and buildings at Manor Farm. The scheme is therefore noted to be an appropriate form of development in the Green Belt in accordance with Policy BDP4 of the Bromsgrove District Local Plan and Paragraphs 89 of the National Planning Policy Framework

The proposed access which is an existing access located off the A435 dual-carriageway, which has a speed limit of 70mph. This access is not regularly used; therefore, the

increased level of traffic movement directly onto the dual carriageway from this access will have a detrimental impact to highway safety. The impact of the proposal is therefore considered to cause harm to highway safety which is contrary to Policy BDP16 of the Bromsgrove District Plan and Paragraph 32 of the National Planning Policy Guidance. Members will note the objection from Worcestershire Highways.

RECOMMENDATION: That planning permission be **REFUSED**:

1. The proposed access is an existing access located off the A435 dual-carriageway, which has a speed limit of 70mph. This access is not regularly used; therefore, the increased level of traffic movement directly onto and off the dual carriageway from this access will have a detrimental impact to highway safety. The impact of the proposal is therefore considered to cause harm to highway safety which is contrary to Policy BDP16 of the Bromsgrove District Plan and Paragraph 32 of the National Planning Policy Guidance.

Case Officer: Nina Chana Tel: 01527 548241 Ext 3207
Email: nina.chana@bromsgroveandredditch.gov.uk