

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mike Powell	Installation of boiler and long log drying store within the existing barn onsite.  Stoney Lane Farm, Stoney Lane, Alvechurch, Worcestershire, B60 1LZ	30.03.2021	20/01603/FUL

**This application is to be heard at Planning Committee given the land is within the ownership of a Bromsgrove District Council Member.**

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

### **Consultations**

#### **Tutnall And Cobley Parish Council**

Tutnall and Cobley Parish Council fully support this application.

#### **Highways - Bromsgrove**

No objection

#### **WRS - Contaminated Land**

No significant concerns have been identified relevant to the proposal and therefore WRS have no adverse comments to make in this respect.

#### **WRS - Noise**

No objection to the application in terms of any noise / nuisance issues.

#### **WRS - Air Quality**

No significant concerns have been identified relevant to the proposal and therefore WRS have no adverse comments to make in this respect.

#### **Conservation Officer**

No objection

### **Publicity**

A site notice was placed onsite on 5<sup>th</sup> February 2021 and expired 1<sup>st</sup> March 2021. Two Neighbour letters were sent to the adjoining occupiers on 10<sup>th</sup> February 2021 and expired 6<sup>th</sup> March 2021.

No third-party comments have been received as a result of this consultation.

## **Relevant Policies**

### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP13 New Employment Development  
BDP15 Rural Renaissance  
BDP19 High Quality Design

### **Others**

NPPF National Planning Policy Framework (2019)

## **Relevant Planning History**

B/1999/0982	Erection of a new general-purpose storage building for machinery and fodder.	Granted	20.12.1999
-------------	--	---------	------------

## **Assessment of Proposal**

This application is for the re-use of an existing agricultural storage building at Stoney Lane Farm for a log drying business. The proposal will include the installation of boiler and log dryer. The only external changes to the building has been the installation of a flue in the roof. The application site is located in an area of open countryside designated as Green Belt and is an agricultural poultry farm.

### **Green Belt**

Policy BDP4 of the District Plan is broadly compliant with Section 13 of the NPPF. These state that the development of new buildings in the Green Belt is considered to be inappropriate. One of the exceptions to this, however, is the re-use of buildings provided the openness of the Green Belt is preserved and the development does not conflict with the purposes of including land within it.

The proposed Biomass boiler is installed within the existing building and has not resulted in the increase of its overall footprint. However the biomass boiler has required the installation of a flue within the existing roof slope of the building. This flue is shown to project beyond the ridge of the roof of the building by approximately 1.7 metres.

Given the limited height of the flue above the existing ridge of the building, its diameter and the lack of public views, it is not considered this would have an impact on openness. Overall it is therefore considered that the proposal would preserve the openness of the Green Belt.

The flue would be considered to be an addition to be building. Paragraph 145 of the NPPF sets out that one of the exceptions to inappropriate development in the Green Belt

can be extensions and alterations of a building provided that it does not result in disproportionate additions over and above the size of the original building. The flue would project through the roof of the building by 1.7 metres, but would not result in the overall volume or floor area of the building being increased. Due to this, it is not considered that the proposed flue would be a disproportionate addition over and above the size of the original building.

Overall therefore the development is considered to be an appropriate form of development in the Green Belt.

### Highways

Worcestershire County Council Highway Authority have raised no objections to the proposal as they do not consider that there would be any highway implications.

### Historic Environment

The application site is in proximity to the Stoney Lane Farmhouse and historic barns listed Grade II. The barn subject to this application is a modern building approved in 1999. The council's Conservation Officer does not consider that the addition of the flue or the change of use of the agricultural building will harm the significance of the listed building. They have therefore raised no conservation objections to the proposal.

### Noise and Air quality

Worcestershire Regulatory Services have screened the application for both noise and air quality impacts and have not raised objection to the proposal.

### Rural diversification

Policy BDP15 outlines that the Council will support applications that satisfy the social and economic needs of rural communities by encouraging development that contributes to diverse and sustainable rural enterprises, rural diversification schemes and the conversion of suitably located buildings. This proposal will bring a new use to the existing farm and will be a form of diversification providing more economic benefits onsite in line with BDP15.

### Conclusions

Overall it is considered that the proposal would be appropriate development in the Green Belt, and a suitable rural diversification scheme. As such it is considered that the proposal complies with the national and local policies and is acceptable.

**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 development hereby approved shall be carried out in accordance with the following plans and drawings:

02B Block Plan  
47279-001 Elevations  
Bio-GF210 007 Boiler Details

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

**Informatives**

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

**Case Officer:** Emily Farmer Tel: 01527 881657  
Email: emily.farmer@bromsgroveandredditch.gov.uk