

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	3 rd Aug 2020
Planning Development Manager authorisation:	SCE	04.08.2020
Admin checks / despatch completed	CC	06.08.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	06/08/2020

Application: 20/00957/AGRIC **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Fiona Jacques - Strutt and Parker (Farms) Ltd

Address: New Hall Landermere Thorpe Le Soken

Development: Proposed agricultural straw barn.

1. Town / Parish Council

No comments received

2. Consultation Responses

No comments received

3. Planning History

02/00920/LBC	Alterations including four new dormer windows, replacement casement windows, removal of casement window and dormer windows.	Withdrawn	05.07.2002
02/01606/LBC	Removal of 2 existing dormers, 5 casement windows, construct 3 new dormers and new windows and formation of bathroom	Approved	18.10.2002
08/01438/FUL	Erection of conservatory, single storey rear extension and portico to west elevation.	Approved	08.12.2008
08/01439/LBC	Erection of conservatory, single storey rear extension and portico to west elevation.	Approved	08.12.2008
91/00427/FUL	Installation of a 1.5m satellite antenna.	Approved	23.05.1991
09/00327/FUL	Removal of glazed canopy and posts on east elevation.		14.04.2009
09/00328/LBC	Removal of glazed canopy and posts on east elevation and external alterations. As amended	Approved	04.06.2009

by letter dated 11th May 2009 and Drawing Nos. NHL/5A and 6A received on 11th May 2009.

11/01281/FUL	Construction of an agricultural box potato storage building with storage area.	Approved	26.01.2012
11/01401/FUL	Installation of solar panels on the south facing roof slope of an existing agricultural building.	Approved	30.01.2012
15/00565/FUL	Installation of 2no conservation rooflights into existing roof of sitting room in grade II listed house.	Approved	
15/00566/LBC	Installation of 2no conservation rooflights into existing roof of sitting room in grade II listed house.	Withdrawn	11.05.2015
20/00957/AGRIC	Proposed agricultural straw barn.	Current	

4. Relevant Policies / Government Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. Officer Appraisal (including Site Description and Proposal)

Class A – agricultural development on units of 5 hectares or more

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

- (a) works for the erection, extension or alteration of a building; or
- (b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

A.1 Development is not permitted by Class A if –

- (a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area. **The proposal complies.**

- (b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

The proposal would not consist of the erection of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins. **The proposal complies.**

- (c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal would not consist of, or include, the erection, extension or alteration of a dwelling. **The proposal complies.**

- (d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The proposal would not involve the provision of a building, structure or works not designed for agricultural purposes. **The proposal complies.**

- (e) the ground area which would be covered by –

- i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
- (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

The ground area would not be covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations. The ground area would be covered by any building erected or extended or altered by virtue of Class A. At 986sqm this building would not exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part. **The proposal complies.**

- (f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

No part of any building, structure or works is within 3 kilometres of the perimeter of an aerodrome. **Not applicable.**

- (g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

At 9.2m, the height of any part of any building, structure or works more than 3 kilometres of the perimeter of an aerodrome would not exceed 12 metres. **The proposal complies.**

- (h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the development would be within 25 metres of a metalled part of a trunk road or classified road. **The proposal complies.**

- (i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The development would consist of the erection of a building, the building would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building. **The proposal complies.**

- (j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

It would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming. **The proposal complies.**

- (k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –

- (i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
- (ii) is or would be within 400 metres of the curtilage of a protected building.

The use of the proposed building is not for storing fuel for or waste from a biomass boiler or an anaerobic digestion system. **The proposal complies.**

Conditions

A.2—(1) Development is permitted by Class A subject to the following conditions –

- (a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

Development is not being carried out within 400 metres of the curtilage of a protected building. **Condition A.2 (1) (a) is met.**

- (b) where the development involves -

- (i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
- (ii) the removal of any mineral from a mineral-working deposit,

the mineral is not moved off the unit;

The development does not involve the extraction of any mineral from the land or the removal of any mineral from a mineral-working deposit. **Condition A.2 (1) (b) is met.**

- (c) waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

The development would not necessitate the requirement for waste materials brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question. **Condition A.2 (1) (c) is met.**

- (2) Subject to sub-paragraph (3), development consisting of –

- (a) the erection, extension or alteration of a building;
- (b) the formation or alteration of a private way;
- (c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or
- (d) the placing or assembly of a tank in any waters,

is permitted by Class A subject to the following conditions –

- (i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

Siting

The proposal is situated just over than 240m from the main road and there is no other development within the vicinity; there is limited screening to Walton Road and the land is flat in the vicinity of the proposed barn and finally the barn is sited in such a manner that its longest side (at 54m) would face the road. For these reasons the proposed barn would be highly visible and appearing incongruous in this setting, resulting in harm to the open landscape character.

The prior approval as to the siting of the building is required and refused

Design & External Appearance

The proposed building would be clad on the gabled-roof ends elevations with Box Profile Plastic Coated Sheets – there is not information available which would confirm the colour of these sheets. The barn would be open to all four elevations, with the roof supported on [circa] 20 posts. These materials and the overall design proposed are considered to relate acceptably to the rural area and the prior approval as to the design and external appearance is not required.

- (ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

The application is accompanied by a written description of the proposed development and of the materials to be used, contained within the accompanying Planning Statement. Un-numbered Drawing received 16th July 2020 indicates the site and the fee was paid on the 16th July 2020.

- (iii) the development must not begin before the occurrence of one of the following
- (aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or
 - (cc) the expiry of 28 days following the date on which the application under subparagraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

The local planning authority will be notifying the applicant of the determination prior to the expiry of 28 days following the date on which the application under subparagraph (2)(ii) was received by the local planning authority.

- (iv) where the local planning authority give the applicant notice that such prior approval is required, the applicant must
- (aa) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and
 - (bb) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in subparagraph (iv)(aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

Not applicable; the prior approval is required but also refused.

- (v) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out
 - (aa) where prior approval is required, in accordance with the details approved;
 - (bb) where prior approval is not required, in accordance with the details submitted with the application; and

Not applicable; the prior approval is required but also refused.

- (vi) the development must be carried out –
 - (aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;
 - (bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).

(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

(5) Where development consists of works for the erection, significant extension or significant alteration of a building and

- (a) the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and
- (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased,

then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

6. Recommendation

Determination prior approval is required and refused.

7. Reason for Refusal

Paragraph 170 of the National Planning Policy Framework (2018) states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and should maintain the character of the undeveloped coast.

Saved Policy EN16 states that the countryside will be protected from inappropriate forms of development. EN16(b) states planning permission for agricultural buildings will only be granted if the design, siting and size would not have an adverse impact on the local countryside, or landscape character. Saved Policy EN1 states any development which would significantly harm landscape character or quality will not be permitted. Saved Policy QL9 and Emerging Policy SPL3 state all new development should protect or enhance local character and relate well to its site in relation to scale, form and design.

Policy PPL3 of the Emerging Plan (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) states that the council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character and appearance.

The proposed building is to be located to the southerly corner of the parcel of land; it would be standalone building, isolated from the nearest built-form by distances in the region of 600m and sited 'long-side' on to the road, appearing incongruous in this setting, resulting in harm to the open landscape character.

The proposed agricultural building is therefore considered contrary to the provisions of the above local and national policies.

8. Informatives

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO