

24/17/0061

MR D HEBDITCH

**Erection of an agricultural building for the storage of grain with formation of access on land adjacent to Stonehead Hill, Wrantage**

Location: LAND ADJACENT TO STONEHEAD HILL, WRANTAGE, TA3 6BZ

Grid Reference: 328964.122865

Full Planning Permission

---

## **Recommendation**

### **Recommended decision: Conditional Approval**

#### **Recommended Conditions (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

(A3) DrNo A - Site Location Plan - Footprint of building reduced

(A3) DrNo Sht-02A Block Plan

(A1) DrNo Sht-01C Proposed Elevations and Floor Plan

(A1) DrNo Sht-03B Elevations from Highway

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

3. Prior to the building hereby approved being brought into use the access to the site shall provided in accordance with the approved plans. The access shall thereafter be retained in the approved form.

Reason: To ensure suitable access to the site is provided and retained.

4. (i) A landscaping scheme shall be submitted to and approved in writing by the local Planning Authority prior to such a scheme being implemented. The scheme shall include details of the species, siting and numbers to be planted.

(ii) The scheme shall be completely carried out within the first available planting season from the date of commencement of the development.

(iii) For a period of five years after the completion of each landscaping scheme, the trees and shrubs shall be protected and maintained in a healthy weed free condition and any trees or shrubs that cease to grow shall be replaced by trees or shrubs of similar size and species.

Reason: To ensure that the proposed development does not harm the character and appearance of the area.

5. Prior to the construction of the building/extension samples of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained as such.

Reason: To safeguard the character and appearance of the area.

#### Notes to Applicant

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

## Proposal

The application proposes the construction of a grain store on agricultural land to the north of the A378. The building is proposed to be constructed in concrete panels and corrugated steel panels with corrugated fibre cement sheeting to the roof. The building would measure 24m by 18m with a height to the top of the ridge of 10.1m. A new vehicular access is proposed and amended plans showing visibility splays of 2.4m x 215m have been submitted. Native hedgerow planting and a stockproof fence is proposed along the new boundaries and additional tree planting is proposed to the street frontage. A compacted hardcore area is proposed to surround the proposed building.

## Site Description

The site lies in an area of open countryside, outside a defined settlement boundary. The site is surrounded by open agricultural land in the ownership of the applicant. The nearest dwelling to the west is Hatch View. A caravan site is located towards Wrantage on the south side of the A378.

## Relevant Planning History

None

## Consultation Responses

*NORTH CURRY PARISH COUNCIL* - Whilst the Parish Council understands the needs of the farmer, they would need a detailed design and access statement to understand why the building needs to be so large and in such a prominent position.

### *SCC - TRANSPORT DEVELOPMENT GROUP* -

The proposal site sits off the classified A378. The posted speed limit is derestricted although observed speeds appeared to be approximately 60mph. Therefore optimum visibility splays would be 2.4m x 215m in accordance with Design Manual for Roads and Bridges (DMRB) with no obstruction to visibility greater than 900mm above adjoining road level. However when taking into account the anticipated level of vehicle movement the proposal is likely to generate, a step down below the desirable minimum would be considered in this instance.

*LANDSCAPE* - I support the proposal to plant native hedging on the new boundaries. However to aid screening from the A378 I would like to see some tree planting and the hedge being allowed to grow up higher. To accommodate this the building may need to be set back further from the highway slightly.

## Representations Received

Four representations have been received raising some or all of the following objections:

- noise from unloading, storing and loading of grain would be intolerable
- a strong fuel vapour smell could be generated by the machinery
- dust particles could be detrimental to health
- loss of an established hedgerow and disturbance to wildlife
- increased heavy traffic on already fast and dangerous main road
- significant light pollution
- potential for increased flooding

## Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

DM1 - General requirements,  
DM2 - Development in the countryside,

This takes into account the recent adoption of the SADMP.

## **Local finance considerations**

### **Community Infrastructure Levy**

The development does not attract an infrastructure levy.

## **Determining issues and considerations**

The main issues to consider are impacts of the proposal on visual amenity, highway safety and residential amenity.

Policy DM2 sets out the criteria for development in the countryside and allows for the erection of new agricultural building commensurate with the role and function of agricultural holding. Details of the holding have been submitted which indicate that the applicant owns approximately 100 acres of arable land north of the application site and north of Solomons Hollow on which up to 400 tonnes of crop can be grown.

### Visual Amenity

The building is of a traditional agricultural design consisting of a steel framed five bay building with walls constructed in concrete and corrugated steel panels, a corrugated fibre cement sheet roof and a roller shutter door on the eastern elevation. Details of the colour of the steel panels has not been submitted. However a condition can be included to require the details to be agreed. The application proposes planting along the boundaries of the site, which it is considered would help soften the impact of the building in the streetscape and the wider landscape. However a condition requiring the submission of details of landscaping is proposed. It is considered that the building is compatible with the rural character of the area.

### Residential Amenity

Confirmation has been received that the building will be used for storage of dry grain only and no drying would be undertaken in the building and as the building is to be used for storage of grain, vehicle movements to and from the building would be sporadic, with the majority of the movements being harvest which, for 100 acres, would normally be over a period of a week. It is considered that the proposed use would not harm residential amenity of nearby residential properties.

### Highways

Amended plans have been received demonstrating a visibility splay of 215m in each

direction and providing consolidation for the first 6m of the access into the site which addresses the issues raised by the Highway Authority and as such the proposal would not harm highway safety.

### Flooding

The site lies within Flood Zone 1 where the risk of flooding is low. Surface water is proposed to be disposed of via a soakaway. The area around the building is proposed to be compacted hardcore which is porous. It is unlikely that the proposed development would create a greater flood risk or increase surface water runoff.

### Conclusion

The building is well located to the arable land from which the grain is harvested and as required by policy DM2, near a public road and compatible with the rural character of the area. Access to the building would be sporadic and there would be no noise generated inside the building. It is considered that the size of the building is commensurate with role and function of the unit and subject to appropriate conditions, approval is recommended.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

**Contact Officer: Denise Grandfield**