

29/13/0008

MR G COATE

**VARIATION OF CONDITION NUMBERS 2 AND 3 OF APPLICATION 29/11/0013 TO AMEND THE LIST OF APPROVED PLANS AND TO CHANGE SOME OF THE EXTERNAL MATERIALS TO BE USED, ACCESS DETAILS AND LANDSCAPING, AT FELTHAM PARK FARM, FELTHAM, CORFE**

Location: FELTHAM PARK FARM, ADCOMBE LANE, CORFE, TAUNTON, TA3 7DD

Grid Reference: 323105.11688

Removal or Variation of Condition(s)

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**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

**RECOMMENDED CONDITION(S) (if applicable)**

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

- (A3) DrNo 211/L1C Location Plan
- (A3) DrNo 211/L3C Site Access Plan and Details
- (A3) DrNo 211/L2D Additional Landscaping Plan
- (A3) DrNo 211/L1G Additional Landscaping Plan
- (A3) DrNo 211/G1A (Rev Feb 13) Floor Plan and Typical Section
- (A3) DrNo 211/G2B (Rev Feb 13) Elevations Sheet 1
- (A3) DrNo 211/G3B (Rev Feb13) Elevations Sheet 2

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

2. (i) The landscaping/planting scheme shown on the submitted plan shall be completely carried out within the first available planting season from the date of commencement of the development.

(ii) For a period of five years after the completion of the 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 or other appropriate trees or shrubs as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the character and appearance of the area in accordance with Policy DM1 of the Taunton Deane Core Strategy.

3. The Method Statement submitted by Acorn Rural Property Consultants on 22nd December 2011 and accompanying plans DrNo 211/LP1 & 2 showing the retention and/or provision of replacement of habitats and features suitable for use by dormice shall be completely carried out within the first available planting season from the date of this approval. The development shall be carried out in accordance with the approved scheme or any amendment to the scheme as approved in writing by the Local Planning Authority.

Reason: To protect dormice and bird nesting sites and their habitat from damage or disturbance bearing in mind that the dormouse is included on Schedule 5 and fully protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994 (as amended), and Policy CP8 of the Taunton Deane Core Strategy.

#### 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 entered into pre-application discussions to enable the grant of planning permission.
2. With regard to condition 03, the proposed mitigation involves the detailed planting of the new and existing hedgerows along the roadside frontage where the access is derived from. Any new landscaping details, as submitted, are to be included within condition 02.

## PROPOSAL

This application seeks to amend a previously approved application (29/11/0013) for the erection of a barn to provide winter housing for livestock, storage of straw and machinery with a hardstanding around the building. The access will be enlarged and a new access track provided. The building measures 22.86m x 15.25m x 3.6m (eaves) and 5m to the ridge.

The amendments are to the building, access and landscaping: -

#### Amendments to the building

- Changing yorkshire boarding to waney edge boarding.
- Changing green roof to a grey roof and installing clear roof panels.
- Changes to openings within the building.

#### Amendments to access, track and landscaping

- Additional concrete sections at entrance of the access.
- Removing central grass strip from track.
- Revised landscaping scheme - new hedgerow to the east and tree planting to the north.

The application was initially submitted for the changes to the barn and was later amended to include the other works.

Other than the revised landscaping scheme, all works have already been undertaken.

## **SITE DESCRIPTION AND HISTORY**

The site forms part of an agricultural holding within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). The proposed barn is also adjacent to Prior's Park and Adcombe Wood SSSI.

Access to the field is via an existing entrance from Feltham Lane and via an existing private access track that leads directly onto the B3170.

The barn, access and track were granted conditional approval in December 2011 and are sited close to an existing smaller building that once formed part of a small historic farmstead.

There is a current application (29/12/0015) that is yet to be determined for a mobile home.

## **CONSULTATION AND REPRESENTATION RESPONSES**

### **Consultees**

*OTTERFORD PARISH COUNCIL* - Following observations: -

- Objects on grounds of visual impact.
- Agrees with comments of AONB and objects to the application.

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations

*BIODIVERSITY* - No further observations.

*NATURAL ENGLAND* - Initial comments on amendments to the building: -

This application is in close proximity to Prior's Park and Adcombe Wood SSSI. Natural England is satisfied that the proposed variation as long as it is carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

*Additional comments including alterations to the access: -*

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 22 May 2013.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application relate largely to access and landscaping and are unlikely to have significantly different impacts on the natural environment than the original proposal.

*BLACKDOWN HILLS AONB SERVICE - Initial comments on amendments to building:*

As I am sure you will be aware from comments submitted in response to previous related applications at this location, the AONB Partnership has grave concerns regarding development at this site in respect of conserving and enhancing the natural beauty of the AONB. Given that the appearance and potential visual impact of the agricultural building has been the subject of considerable discussion it is therefore alarming to see that it has been constructed with scant regard to the detail of the permission.

Agricultural buildings typically utilise vertical Yorkshire boarding; horizontal waney edge boarding tends to suggest a more domesticated setting, an impression at odds with the setting. Additionally, the roof is particularly prominent against the dark forested backdrop – a darker roof colour would help to assimilate the building into its surroundings. The introduction of black doors and rainwater goods also serve to draw attention through the colour contrast with the walls.

*Additional comments including alterations to access:-*

Furthermore the new proposed treatment of the access to the site, with a larger concrete splay and gates replacing the cattle grid, is inappropriate in this rural setting and are detrimental to the natural beauty of the AONB. The addition of a new hedge and tree planting does not compensate for the major changes made to the design and materials of the building which is at odds with the landscape character of this part of the AONB.

Considerable discussions and consideration was given to the conditions attached to approved permission, I can see no good reason to accept the proposed changes which conflict with the conservation and enhancement of the AONB.

*LANDSCAPE - Initial comments on amendments to the building: -*

Subject to amendments to the proposed landscaping and earth mounding it should be possible to soften the proposed changes to the barn except for the rooflights which are likely to intend to increase light spillage especially during winter months.

*Additional comments including alterations to the access: -*

Revised landscape details should help to soften the impact of the proposed barn and access track.

*PITMINSTER PARISH COUNCIL* - The application to vary the conditions will result in a detrimental impact on the landscape and the AONB. Furthermore the access way and track are not constructed to the approved drawings.

## **Representations**

1 letter of REPRESENTATION raising the following issues: -

- Feltham Farm only property directly affected and we have no problem with barn.
- Would appreciate roof being painted green and trees being planted to screen barn and to blend into countryside.
- Have spoke to Mr Coates who is happy to do so if TDBC agree.

3 letters of OBJECTION raising the following issues: -

- Roof should have been constructed in dark green steel, not anthracite colour fibre cement.
- Roof more conspicuous in AONB, particularly in winter.
- Cladding applied to road facing gable is prominent in landscape given size of boards and colour of stain.
- Alterations to building unacceptable in landscape terms, in highly visible position, in AONB, especially for 6 months when no leaves on trees.
- Alterations to building not justified.
- How can condition for materials be varied?
- Additional doors would allow additional noise and smell.
- Access track and splay exceed approved plans to detriment of rural character of the lane to Feltham.
- Access and track not built in accordance with approved plans. Why was tarmac changed to concrete?
- Approved grass contoured mounding not as approved on site layout drawing.
- Little support from Natural England because of adverse impact on the SSSI or AONB, to prevent further damage the application should be refused.
- No mention of reinstatement of a hedge that has been removed.
- Natural England recommended and part funded building for 30 head of cattle, considered necessary for good management of the SSSI. It was never designed for Alpaca, and does not comply with BAS recommendations for Alpaca welfare.

## **PLANNING POLICIES**

DM1 - TD CORE STRATEGY - GENERAL REQUIREMENTS,  
CP8 - CP 8 ENVIRONMENT,

## **LOCAL FINANCE CONSIDERATIONS**

None.

## **DETERMINING ISSUES AND CONSIDERATIONS**

The main consideration is the impact the proposed changes to the access, track, building and landscaping have on the visual amenity, wider landscape and AONB.

### Landscape/AONB/Amenity

The site is within a sensitive location, within the AONB, and views to the Blackdowns Ridge.

Access and track - The removal of the grass strip is not considered detrimental to the visual amenity of the area. The track is partially screened and additional planting is proposed that would screen the track from the SSSI.

Additional sections that adjoin the highway, when taking into consideration that an access has been approved with a concrete apron, is not considered to be detrimental to the character of the area. It is not uncommon to have a concrete access leading to an agricultural holding/farm.

Building - Though the use of Yorkshire boarding on agricultural buildings is more common than Waney edge boarding, the change in the design of the material is not considered so detrimental as to warrant refusal. Waney edge boarding can be found on buildings within the AONB, even if it is considered to be used on more domestic buildings.

Changing the roof from the previously approved green to grey is acceptable and likely to be an improvement in terms of visual amenity.

The introduction of clear panels has raised some concern, though these panels are not uncommon within the roof of an agricultural building. Whilst the building is located within a sensitive area, it is unlikely that any lighting within the building would be on for long durations. The applicant has confirmed that any lighting would be on an ad hoc basis to attend to animal welfare issues. Furthermore, the clear panels provide natural daylight to the building.

Changes to the openings are not considered detrimental to the overall design of the building that has been granted permission.

### Wildlife

Natural England have not objected to the proposed amendments and neither has the Local Authority Biodiversity Officer. Additional landscaping should still be undertaken to reinforce the existing hedge boundary to encourage habitat for dormice, as previously approved.

### Highways

The Highway Authority have not raised any comments on the amended scheme.

The track is sited in the same location as previously approved and has been amended by removing a central grass strip. At the entrance to the site, two small additional sections of concrete have been proposed. These sections of concrete have been included to protect a piped ditch that runs underneath.

As with the previously approved scheme, the access provides the necessary visibility splays and surface water surface water will run to a piped ditch under the new concrete apron.

#### Other matters relating to objections received

Prior to the submission of this application there have been site visits from the Enforcement Officer and Landscape Officer to look at any works that were undertaken not in accordance with the approved plans. This has led to this application being submitted to regularise any works.

Whether there is justification for the altered works to the barn (weather, prevailing wind etc) is not a main consideration in determining whether the alterations are acceptable.

The individuals farming practice and impact on the land is not for consideration or assessment, only whether the proposed amendments, over what was previously approved, are acceptable.

The building was granted as an agricultural barn. The use of the land may change and livestock may also change, the fact that the buildings was previously proposed for a herd of 30 cattle was not a sole reason in granting consent.

Additional openings within the building are not considered to cause any detrimental increase in noise or odour beyond the existing farm that can keep animals outside of the barn for a large part of the year.

#### Conclusion

The proposals amendments can be accommodated without any detrimental harm to the landscape character of the area, the character and appearance of the AONB, and the visual amenity of the area. The proposals are therefore considered acceptable and the application is recommended for approval.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

**CONTACT OFFICER: Mr D Addicott Tel: 01823 356463**