

32/09/0001

MR & MRS L HILL

ERECTION OF EXTENSION TO AGRICULTURAL BUILDING AT SAMPFORD FARM, SAMPFORD ARUNDELL

310918.118756

Full Planning Permission

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PROPOSAL

The proposal is for a small extension to an existing livestock building to the southern yard area of Sampford Farm. The proposal forms part of an initiative being promoted and supported by DEFRA, to provide for improve animal husbandry conditions. The proposal will be constructed from a steel frame, with walls clad in uPVC green boarding and green corrugated roof sheets. The proposed development will measure 145 square metres, with a maximum roof height of 5.5 meters above ground level. It is sited within the existing complex of farm buildings and will be cut into the slope to the south.

The applicants are close relations of a member of the Planning Committee.

SITE DESCRIPTION AND HISTORY

Sampford Farm comprises a large number of agricultural buildings, ranging from traditional stone barns to modern buildings. The vast majority of these are to the north of the development site; however immediately to the south of the site are a number of former pig sty buildings, which are set upon an elevated position, above the proposed development site. The site slopes upwards from north to south and the farm yard is set down within the slope. To the east, the site is bound by a line of trees which are an estimated forty feet in height. The development site is located within the Source Protection Zone Three of the Pitt Farm Borehole as defined in the Agency's Policy and Practice for the Protection of Groundwater.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

Sampford Arundel Parish Council - Support the proposal.

Environment Agency - No objection in principle but recommends informative notes to be attached to any approval

Somerset County Council - Transport Development Group - No comments to make

Representations

None received

PLANNING POLICIES

SPZ - Source Protection Zones,
S1 - TDBCLP - General Requirements,

DETERMINING ISSUES AND CONSIDERATIONS

The pertinent issues in determining the proposal are considered to be the impact of the extension upon visual and residential amenity.

The development will be set within the slope to the south, and will be screened to the north by the existing site buildings. The proposal will tie in with the existing complex and will only be partially visible from within the curtilage of the Old Vicarage to the east. The scale and design of the proposal is considered to be in keeping with existing site buildings. As such, it is considered that the proposal will have no material impact upon the surrounding visual amenity.

Planning permission is required for the building as it will be used for the housing of livestock and is within 400 meters of residential properties. The proposal will not result in any loss of light and will not affect privacy of adjoining properties. No objections have been received regarding the proposal. As such it is considered that the proposal will have no material impact upon the amenity of neighbouring residential properties.

Additional sewage arising from the proposed development will be disposed of via the existing slurry pit, whilst additional surface water will be disposed of via the existing drains and soakaways. It is considered that the proposal will not give rise to any significant increase in air or water pollution.

Given the above points, it is considered that the proposal is acceptable and planning permission should be granted.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval

RECOMMENDED CONDITION(S) (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. Only those materials specified in the application shall be used in carrying out the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

1. The applicant is advised that there must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface water, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.
2. The applicant should ensure that any manure/dung heaps within the site must be kept within an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off.
3. All waste should be disposed of in accordance with the Code of Good Agricultural Practice to ensure protection of nearby water courses. Available from the DEFRA website.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.

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