

32/09/0004

MRS K HILL

ERECTION OF STOCKYARD, ERECTION OF BUILDING FOR DAIRY CATTLE HOUSING ON PREVIOUS SITE OF DEMOLISHED PIG FATTENING BUILDING AT SAMPFORD FARM, SAMPFORD ARUNDEL

310935.118851

Full Planning Permission

PROPOSAL

The application seeks planning permission for the erection of a covered stock yard at Sampford Farm. The building will be constructed using a steel portal frame with a combination of concrete wall and vertical Yorkshire timber boarding together with green box profile metal roof sheets that incorporate 24 rooflights. The building will measure 5.5 metres to the ridge line and 36.6 metres x 16.4 metres in floor area. The building will abut the adjoining livestock building to the north. The works involve the demolition of a number of old pig fattening buildings to the south, for which work has already taken place on site.

The application is to be determined by Taunton Deane Borough Council Planning committee due to the relationship between the applicant Mrs Kathleen Hill and Councillor Christopher Hill.

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 piggery 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 pine trees which are an estimated fifty feet in height.

A similar proposal for a livestock building was granted planning permission by TDBC Planning Committee under reference 32/09/0001.

CONSULTATION AND REPRESENTATION RESPONSES

Consultees

SCC - TRANSPORT DEVELOPMENT GROUP - No observation to make.

SAMPFORD ARUNDEL PARISH COUNCIL - None received to date

HERITAGE AND LANDSCAPE OFFICER - None received to date.

Representations

PLANNING POLICIES

EN27 - TDBCLP - Water Source Protection Areas,
S1 - TDBCLP - General Requirements,
S2 - TDBCLP - Design,
S7 - TDBCLP - Outside Settlement,

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. As with the previous approved scheme here, the proposal is taken to form part of an initiative being promoted by DEFRA which seeks to provide better conditions for the housing of animals and to improve general animal husbandry, although no reference is made to this within the application.

The development will be set upon the slope to the south of the existing agricultural livestock buildings, which will also aid in screening the building when viewed from the north. The proposal is of a design, appearance and scale that is in keeping with the existing complex and will therefore tie in with the existing complex. To the south the land rises upwards steeply and it is not thought that the proposed building will break the skyline or form an intrusive feature within the local landscape. 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. It is thought that 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 to date. As such it is considered that the proposal will have no material impact upon the amenity of neighbouring residential properties.

Given the above points, it is considered that the proposal is acceptable and planning permission should be granted subject to their being no objection to the proposals by the end of the public consultation period.

RECOMMENDATION AND REASON(S)

Recommended Decision: Conditional Approval subject to no adverse representations being received by 22nd December 2009.

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

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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