

Planning Committee – 2 March 2011

Report of the Development Manager

Enforcement Item

1. File/Complainant Number E/0101/21/10

2. Location of Site

DUNNS FARM, RUNNINGTON

3. Names of Owners

MR D TOOGOOD
DUNNS FARM
RUNNINGTON LANE
RUNNINGTON
WELLINGTON
TA21 0QP

4. Names of Occupiers

MR D TOOGOOD

5. Nature of Contravention

ERECTION OF AGRICULTURAL STORAGE BUILDING AT DUNNS FARM, RUNNINGTON.

6. Planning History

An Agricultural Notification was submitted seeking a determination as to whether prior approval would be required from the Local Planning Authority for the erection of a steel portal frame agricultural storage building at Dunns Farm, Runnington.

During the determination of the proposals it was considered that by virtue of the scale and location of the building, some landscape planting would be required in order to screen the building thereby reducing its landscape impact. As a result the application was 'called in' for further details to be agreed, however the applicant was on holiday at the time and therefore some confusion occurred as to the requirements placed upon the applicant. Subsequently work commenced to erect the storage building on site with the applicant being of the impression that permission was not required as the application had not been determined within the prescribed 28 day period. However further details re landscaping were requested within the period and therefore no express or default planning approval had been granted

Following a call to the Council regarding ongoing works, a site visit took place whereby the building was found to be partially completed, with cladding being added to the steel frame. The applicant was informed verbally that a full application would need to be made as the agricultural notification could not be approved in retrospect. A letter to this effect was then sent to the applicant advising of the actions required, no such application has since been forthcoming and no contact from the applicant received.

A further visit was made to the site where by the completed building was observed within the local landscape by a Planning Officer. A Planning Assessment was carried out and it concluded that no further action should be taken.

7. Reasons for NOT Taking Action

I am of the opinion that the building has only a limited landscape impact and sits well within the cluster of existing buildings at Dunns Farm. The unauthorised building is of a scale and appearance that is generally considered to be acceptable within agricultural holdings of this nature. The building does not form a dominating feature within the landscape given its surroundings and is largely screened by trees and hedgerows that line public vantage points along public footpaths within the area.

Having regard to the above, I am of the opinion that were an application to be made to the council seeking retrospective planning permission for the building, it is likely that permission would be granted without any further need for landscaping. It is not, therefore, seen as being necessary to take any further enforcement action.

8. Recommendation

That no further action be taken over the unauthorised structure.

Contact Officer: Mrs A Dunford