

Committee Report

Application No:	DC/16/01180/FUL
Case Officer	Joanne Munton
Date Application Valid	18 November 2016
Applicant	Mr Chris Lawrence
Site:	Ravenside Bungalow Stocksfield NE43 7SX
Ward:	Chopwell and Rowlands Gill
Proposal:	Erection of general purpose agricultural barn (amended 15/12/16 and additional information received 13/01/17).
Recommendation:	Grant Permission
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF SITE

The site is located in Ravenside, Stocksfield, close to the boundary with Northumberland County Council. The planning application relates to land north east of residential dwellings Ravenside Bungalow, North House, Ravenside Farm and Stable House, all of which are in Northumberland. The land east of these properties is in the Gateshead Borough.

1.2 The site is located in the Green Belt and in a Wildlife Corridor.

1.3 The site is accessed via a lane running north east to south west between Lead Road in the north and Lead Lane to the south.

1.4 The land generally inclines from south to north.

1.5 There is an existing agricultural building south west of the application site and the residential dwellings.

1.6 DESCRIPTION OF APPLICATION

The application is for an agricultural barn, 28m long, 13m wide and 6.3m high to the ridge (4.6m to the eaves).

1.7 The applicant has indicated on the application form that the building would be for agricultural use including the storage of farming equipment.

1.8 The proposed building would be constructed of concrete panels and timber Yorkshire boarding, with corrugated fibre cement and clear plastic roof panels.

1.9 The applicant has provided additional information in support of their application and given a response to the objections received.

1.10 RELEVANT PLANNING HISTORY

DC/06/01629/FUL - Removal of agricultural occupancy condition on permission GD/463/77/DM - Granted 23.11.2006

DC/07/01417/DPA - DETERMINATION OF PRIOR APPROVAL:
Erection of agricultural building for storage purposes - Prior Approval required and approved 01.10.2007

DC/08/00825/DPA - DETERMINATION OF PRIOR APPROVAL:
Erection of agricultural building for storage purposes - Prior Approval required and approved 07.07.2008

DC/16/00995/AGR - DETERMINATION OF PRIOR APPROVAL OF AGRICULTURAL OR FORESTRY DEVELOPMENT: Erection of steel portal frame barn - Refused (not permitted development) 17.10.2016

2.0 Consultation Responses:

None

3.0 Representations:

Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

Seven objections have been received from residents and the following issues have been raised :

- Loss of light;
- Impact on access to light for horticultural area;
- Loss of privacy;
- Additional noise and potential for disturbance on a morning and evening;
- Potential increase in vermin and smells;
- The barn having an overbearing impact and being overdevelopment;
- Impact on visual amenity;
- Impact on Green Belt;
- Impact on Wildlife Corridor;
- Increase in traffic;
- Potential impact on neighbour rights to access septic tank;
- Potential impact on nearby aerodrome;
- Question the necessity of the additional barn;
- Negative relationships with neighbours;

- Potential for a precedent for further development near to boundaries with neighbours;
- The barn would be difficult for the applicant to access;
- Alternative locations suggested;
- Loss of views.

One resident has requested to speak.

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV51 Wildlife Corridors

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

CS19 Green Belt

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are the appropriateness of the development in the Green Belt, amenity, highway safety and parking and ecology.

5.2 GREEN BELT

The site is located in the Green Belt. Paragraph 80 of the NPPF sets out the five purposes of the Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.3 Policy CS19 of the CSUCP reflects the above.

5.4 Paragraph 89 of the NPPF states that:

- 5.5 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are [amongst others]:
- buildings for agriculture and forestry.'
- 5.6 It is considered that the proposal to erect an agricultural barn falls within the above exception and therefore would not be inappropriate development within the Green Belt. As such, it is considered that the proposal would comply with the aims and requirements of policy CS19 of the CSCUP and the NPPF.
- 5.7 **RESIDENTIAL AMENITY**
The proposed building would be located north east of residential neighbours at Ravenside Farm, North House and Stable House, and would be a minimum of 38.5m away from the nearest dwelling, Stable House.
- 5.8 Given the orientation and the proposed distance from these neighbours, it is considered that the proposal would not result in an unacceptable loss of light or privacy, or an overbearing impact.
- 5.9 Additionally, given the existing agricultural use of the land, it is considered that the proposed additional building would not result in an unacceptable increase in noise, vermin or smell.
- 5.10 Finally, residents at North House have commented that the proposal would have a negative impact on light availability to the land that they use for growing vegetables and flowers (some of which are exhibited). The land in question is north west of the proposal site and contains polytunnels/greenhouses. Whilst it is accepted that there is potential for loss of light to this area of land, it is considered that this would not be an unacceptable impact that would warrant refusal of the application.
- 5.11 Therefore, it is considered that the proposal would not conflict with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP.
- 5.12 **VISUAL AMENITY**
There are no public rights of way within the immediate vicinity, but the site is visible from the road. This area is generally rural and agricultural in nature and it is considered that the proposed design and materials are typical of agricultural buildings and the proposed building would appear appropriate within the wider context.
- 5.13 Furthermore, it is considered that the proposed building would be a typical size for an agricultural barn and would not constitute overdevelopment on the site.
- 5.14 It is considered that the proposal would respond positively to local distinctiveness and character and that it would not conflict with the

aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP.

5.15 HIGHWAY SAFETY AND PARKING

The proposal is for an agricultural barn that would serve the existing agricultural use and it is considered that the proposal would not result in an unacceptable increase in traffic. It is considered that the proposal would not have an unacceptable impact on the publicly adopted highway or parking in the area. Therefore it is considered that the proposal would comply with the aims and requirements of policy CS13 of the CSUCP.

5.16 ECOLOGY

The application site is agriculturally improved grassland and it is considered that the proposal would not have an unacceptable impact on the Wildlife Corridor. Therefore, it is considered that the proposal would comply with the aims and requirements of saved policy ENV51 of the UDP and policy CS18 of the CSUCP.

5.17 OTHER MATTERS

The potential impact on neighbours' right to access their septic tank, potential loss of views, the necessity of the proposed barn, neighbour disputes, and the difficulty of access to the barn on the private land are not considered to be material planning considerations.

5.18 Additionally, whilst alternative locations for the proposal are suggested by objectors, the application must be determined on the basis of the information submitted and the planning merits evaluated accordingly.

5.19 Objectors have also raised concerns that if this application is approved, there is potential for a precedent for further development near to boundaries with neighbours. In response to this, each application is considered on its merits and if further planning applications are submitted for additional buildings, the existing buildings and any extant permissions would be taken into account.

5.20 Finally, concerns have been raised by residents of the impact of the proposed building on flights from the nearby aerodrome (Northumbria Gliding Club), which is approximately 2km to the north of the site. The Club have been consulted and no comments have been received. In any event, it is considered that the proposed overall height of the building would not have an unacceptable impact on the activity of the aerodrome, particularly given the existing structures in the surrounding area.

5.21 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been

assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related. As such no CIL charge is liable.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in terms of Green Belt, residential amenity, visual amenity, highway safety and parking, ecology, and all other matters arising, and would comply with the aims and objectives of the NPPF and the relevant policies of the UDP and the CSUCP.

6.2 It is recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

That permission be Granted subject to the following conditions(s):

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Ravenside Location Plan 1:2500 October 2016 (received 15.12.2016);

Ravenside Site Plan 1:500 October 2016(received 15.12.2016);
Elevations 1:100 (received 07.11.2016)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

