

Committee Report

Item No: 2

Reference: DC/17/03920

Case Officer: John Pateman-Gee

Ward: Palgrave.

Ward Member/s: Cllr David Burn.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of straw barn and biomass building

Location

Church Farm , Nicks Lane, Brome And Oakley, IP23 8AN

Parish: Brome And Oakley

Expiry Date: 10/11/2017

Application Type: FUL - Full Planning Application

Development Type: Major Large Scale

Applicant: A O West

Agent: Acorus Rural Property Services

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The application was the subject of a call in request by Councillor David Burn in conjunction with other applications on the same site. The other applications for poultry units and temporary accommodation have since been approved.

Details of Previous Committee / Resolutions and any member site visit

None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CL13 - Siting and design of agricultural buildings

CL14 - Use of materials for agricultural buildings and structures

CL16 - Central grain stores, feed mills and other bulk storage

CL17 - Principles for farm diversification

CS2 - Development in the Countryside & Countryside Villages

CS5 - Mid Suffolk's Environment

GP1 - Design and layout of development

H16 - Protecting existing residential amenity

E7 - Non-conforming industrial uses
HB1 - Protection of historic buildings
T10 - Highway Considerations in Development
NPPF - National Planning Policy Framework
CL8 - Protecting wildlife habitats
CL9 - Recognised wildlife areas
RT12 - Footpaths and Bridleways

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Brome & Oakley Parish Council –The Parish Council considered the application and agreed to recommend refusal. This decision was based on the core of village possibly being affected by smell due to the south westerly prevailing wind (as detailed in the application report) and concerns that the development was not compliant with either policy H17, residential development away from pollution and csfr, sustainable development. (Note: No direct comment on this specific application)

MSDC EH, Land Contamination - Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination.

NATS Safeguarding - No objection

Eye Town Council - No objection.

SCC Highways – No objection

MSDC EH - We are supportive of this application as it comprises a renewable fuel heating system in favour of a bottled gas system. We suggest that the applicant demonstrates there is sufficient biomass fuel available to power the unit so as to minimise any occasions where there might be the need to supplement the heating via bottled gas.

Natural England – No comment

Suffolk Fire and Rescue – Recommends fire hydrants but this is considered to relate to the approved units.

SCC Flood Team – Approval subject to conditions (these relate to the approved poultry units)

Environment Agency – No objection

MoD – No objections as outside safeguarding area.

Stowmarket Ramblers – No comment to make

B: Representations

Five letters of representation made, but reference made to the approved poultry sheds and no direct planning matters associated with this proposal. Lack of need mentioned and this may be applied to this case.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The site is within open arable farmland but is screened to the north by the vegetation and hedgerow on the southern side of the embanked reservoir. The landscape immediately west is dominated by the Eye Airfield Industrial Estate and the Mid Suffolk Business Park, both of which are on the western side of the B1077. Access to the site would be via Nicks Lane, which provides access to existing farm buildings and residential properties in the north. St Marys Church lies to the south of Rectory Road, approximately 190m to the east of the Nicks Lane junction. The site consists of a parcel of land measuring 2.30 hectares in total. The closest dwelling to the proposed development is at Little Garth, on the southern side of Nick's Lane.

2. The Proposal

2.1. The proposal is for a Straw Barn 11.4 metres high and 61.4 metres long. It is a standard open bay design. The proposal is also for Biomass Plant to be contained within a building 9.3 metres high and would be around 16m by 36m. Both are associated to work and support the recently approved poultry units under ref 1307/17 on the 16th May 2018 that would be sited adjacent.

3. The Principle Of Development

3.1. The proposal would support agricultural activity within this remote countryside location. Agricultural use and ancillary development is supported in principle by the development plan.

4. Site Access, Parking and Highway Safety Considerations

4.1. This development would be developed alongside the poultry farm use and would be accessed via Nicks Lane. It is not considered that there would be significant traffic generation from this specific element of development to warrant refusal and would represent low level agricultural activities. There is no objection from SCC highways.

5. Design And Layout [Impact On Street Scene]

5.1. The proposed buildings would be sited alongside the poultry farm and the design of the buildings would be similar in agricultural style appearance in this context. Essentially, these are functional sheds for the purposed intended.

6. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

6.1. Landscape works, and ecology considerations have been approved for the adjacent poultry units and have already taken account of this development. Given the existing landscaping and future works it is not considered that this additional development would result in an impact significantly over and above that approved adjacent that would in turn block views of the proposal. There are not significant ecology interests raised in respect of this proposal.

7. Impact On Residential Amenity

7.1. There are no direct neighbouring dwellings and otherwise residents form sporadic development within the surrounding area. Some residents also share Nicks Lane, but are a reasonable distance from the proposal. While landscaping establishes views may be affected, but it is not considered that the development would result in detrimental impact on amenity to warrant refusal.

PART FOUR – CONCLUSION

8. Planning Balance and Conclusion

8.1. The development is for a straw barn and biomass to serve the approved agricultural development. It would if successful allow reduced costs for the agricultural business. The development is not considered to be of a scale to result in harm to warrant refusal and would represent agricultural interests within the countryside. In respect of the control of the development that planning regulations allow, it is recommended for approval. It is noted there may be other approvals/licencing/permits required by other authorities in respect of the biomass unit.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant Planning Permission

- 1) Standard Time Limit
- 2) Approved Plans