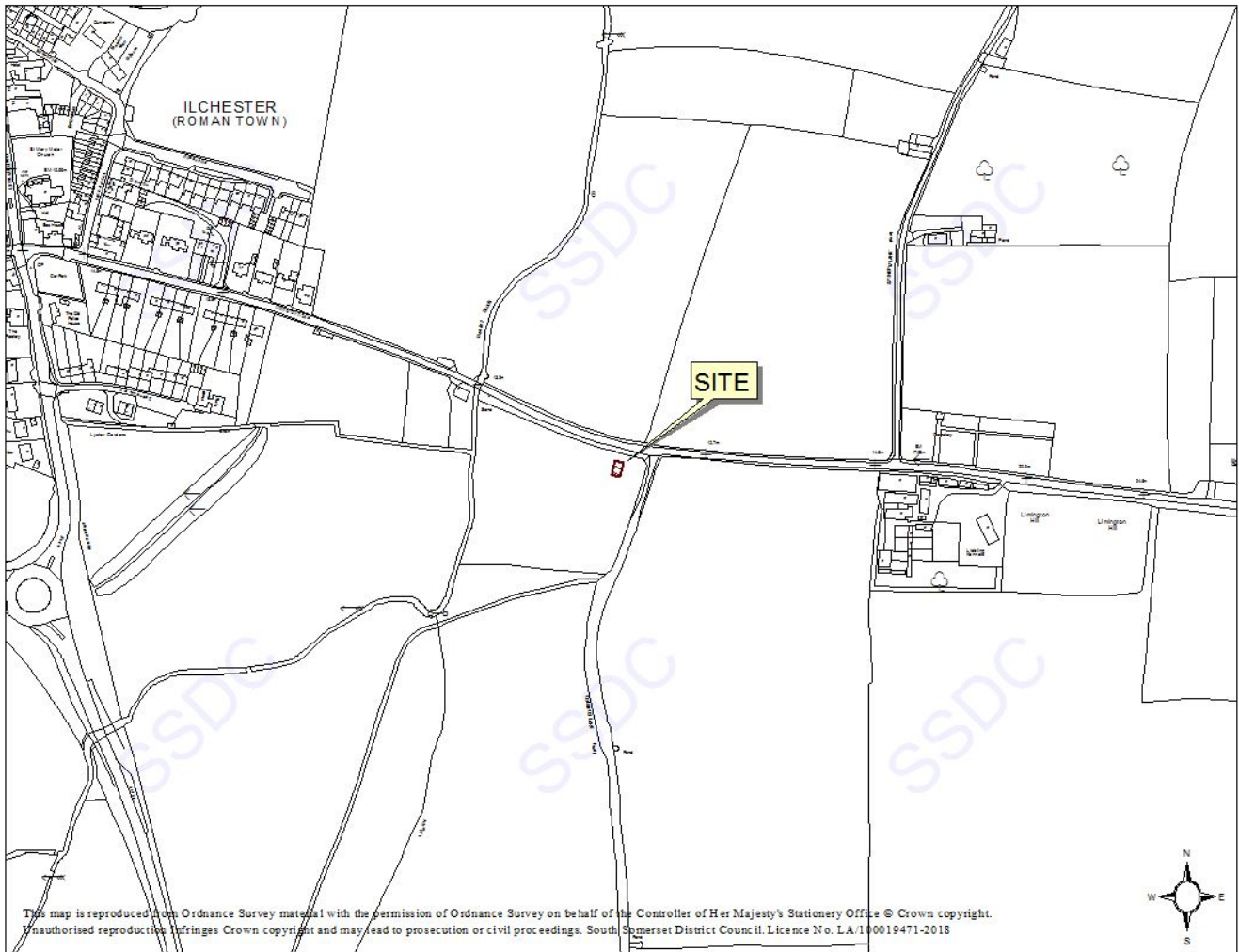


Officer Report On Planning Application: 18/03230/FUL

Proposal :	The erection of an agricultural building for the storage of farm machinery.
Site Address:	Land At Limington Road Ilchester
Parish:	Limington
IVELCHESTER Ward (SSDC Member)	Cllr A Capozzoli
Recommending Case Officer:	Neale Hall Tel: 01935 462363 Email: neale.hall@southsomerset.gov.uk
Target date :	4th December 2018
Applicant :	Mr Marcus Lloyd
Agent: (no agent if blank)	
Application Type :	Minor Other less than 1,000 sq.m or 1ha

Reason for referral to Committee:- Ward member would like the committee to consider the acceptability of siting of the building in this location contrary to officer recommendation.

SITE DESCRIPTION AND PROPOSAL





The site lies to the east of Ilchester in open countryside with the road characterised by hedges to either side with open views over the countryside beyond to the north and more restricted views during summer to the south. The site is also in a zone 3b flood risk area.

This application seeks permission for the erection of an agricultural building for the storage of farm machinery. The site area is 1.192 Ha or approximately 3 acres. The building is proposed to be located in the north eastern corner of the site near the road. The building would be constructed of green metal sheeting on a 15 cm concrete base and measure approximately 9m x 6m x 4m with two 4.5 m roller garage type doors with a mono pitch roof. No details have been provided of the existing ground levels and proposed floor levels.

The existing use of the site has been described on the application form as farm implement store and tractor for use with cattle.

There are a number of structures already present in both corners of the field behind the hedgerows near the roadside. There is no record of any permissions relating to these structures and no permitted development rights exist for the erection of buildings on this size of unit.

HISTORY

18/02283/AGN - non determined
16/02013/PREAPP

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and the NPPF state that applications are to

be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

Policy SD1 - Sustainable Development
Policy SS2 - Development in Rural Settlements
Policy EQ2 - General Development
Policy TA5 - Transport Impact of New Development
Policy TA6 - Parking Standards
Policy EQ1 - Addressing Climate Change in South Somerset
Policy EQ2 - General development

National Planning Policy Framework

Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
Chapter 15 - Conserving and enhancing the natural environment

CONSULTATIONS

Limington Parish Council - No response received

County Highway Authority -Standing advice

SSDC Highways Consultant - No Objection

Historic England - No comments

Environment Agency - Standing advice applies

Archaeology - No Objections

REPRESENTATIONS

None received

CONSIDERATIONS

The site is located in the open countryside within a defined flood risk area of high vulnerability and as such development is directed away from these areas in the first instance. The submitted flood risk assessment is merely a statement and not a technical document of any robust standard or technical format and does not include any detailed calculations that would be expected to justify development in a high risk area. The applicant has not provided any satisfactory statement of justification for the provision of a building associated with agriculture use.

Principle of Development

The application is deficient of any justification or Flood Risk Assessment of any standard that would be expected to attempt to justify a proposal in this location given the site constraints. The lack of substantive information can only undermine the validity of the application.

The site is in a Zone 3b Flood Risk Area where only essential infrastructure is permitted (subject to criteria) and this proposal does not comply with PPG - Flood risk and coastal change Paragraph: 064 Reference ID: 7-064-20140306 where Table 3: Flood risk vulnerability and flood zone 'compatibility' applies in this respect. In these circumstances the application of the sequentail test is not required.

The site is located outside of the development area, where development is usually strictly controlled. Policy SS2 of the local plan allows for some scale development in rural settlements with basic facilities. The landscape impact of the proposal would be detrimental to the surrounding open countryside.

However, the scheme does not accord with the aims of paragraph 170 of the NPPF for diverging from restrictive

countryside development policies.

The principle of the development is clearly contrary to the development plan in force and therefore unacceptable being contrary to policies of the local plan and NPPF.

It is therefore considered that the development in principle is unacceptable.

Conclusion

The applicant has failed to provide any substantive justification for a development within the open countryside and fails the criteria set out in PPG Flood risk and coastal change Paragraph 64, being in a high risk flood zone.

RECOMMENDATION

Refuse for the following reasons:

01. The proposal would represent new development in open countryside, for which an overriding essential need has not been justified. The proposed development therefore constitutes unsustainable development that is contrary to policies SD1, SS1 and SS2 of the South Somerset Local Plan (2006-2028) and to the aims and objectives of the National Planning Policy Framework.
 02. The site is in a Zone 3b Flood Risk Area and does not comply with National PPG Flood risk and coastal change Paragraph: 064 and is contrary to South Somerset Local Plan (2006-2028) policy EQ1 in this respect.
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