

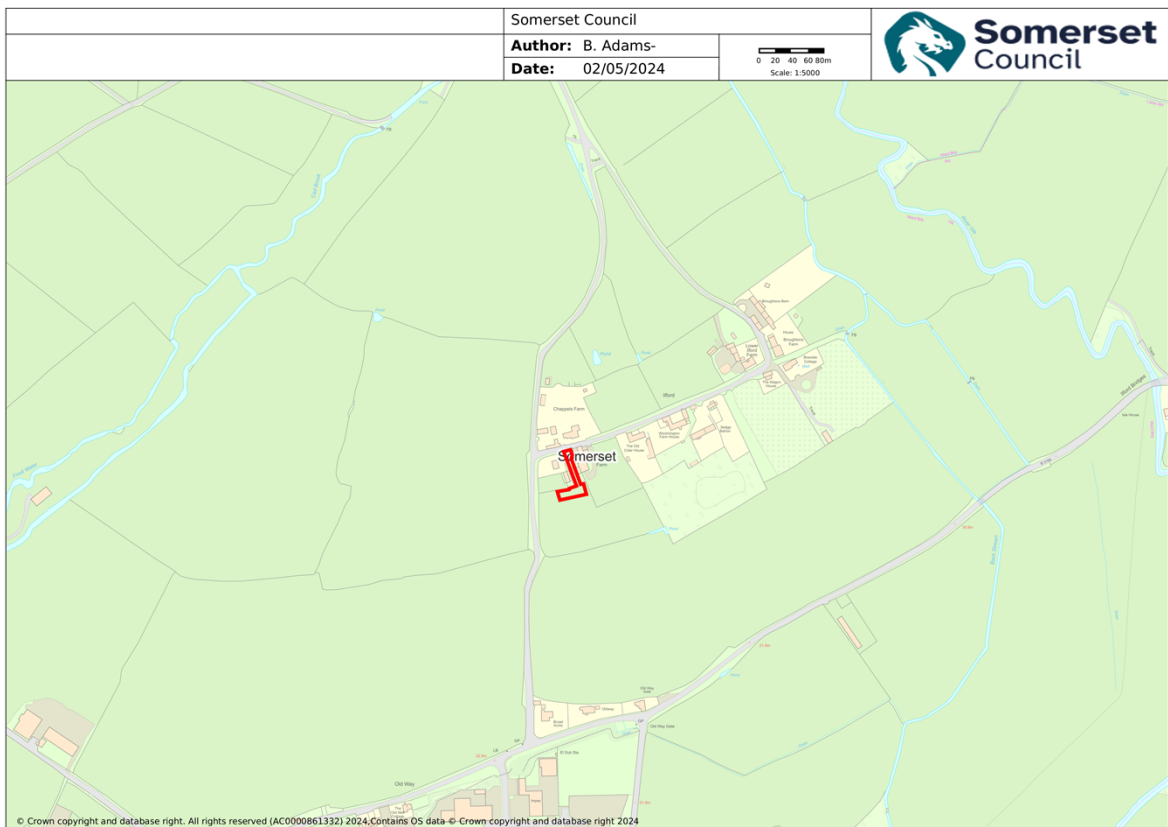
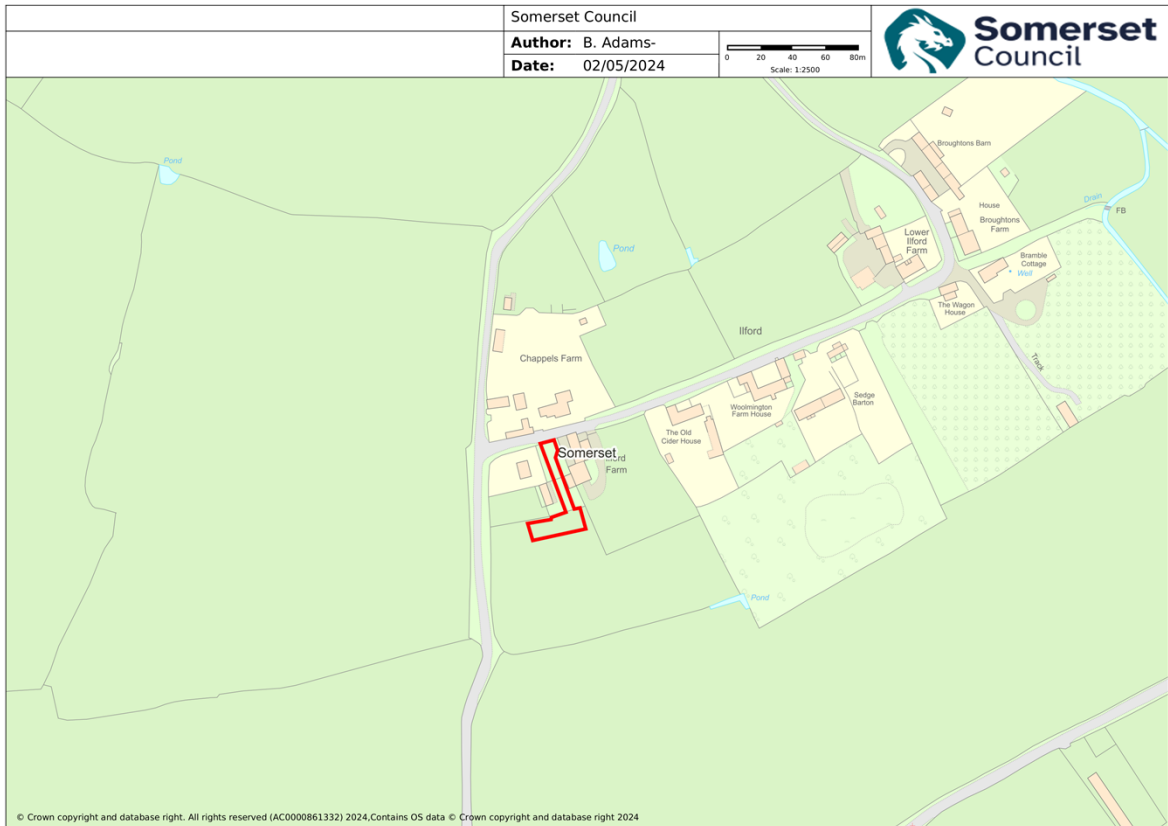
Officer Report On Planning Application: 24/00568/FUL

Proposal:	Erection of storage building for use by existing agricultural small holding.
Site Address:	Ilford Farm, Ilford Lane, Ilton, Ilminster TA19 9EB
Parish:	Ilton
SOUTH PETHERTON AND ISLEMOOR Division	Cllr Adam Dance Cllr Jo Roundell Greene
Recommending Case Officer:	Stanley Norris (Specialist)
Target date:	29th April 2024
Applicant:	Mr And Mrs Dunn And Mr And Mrs Brister
Agent: (no agent if blank)	Mr R Smith
Application Type:	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

This application is referred to the Planning South Committee under the council's scheme of delegation as one of the applicants is a member of staff within the planning team.

SITE DESCRIPTION AND PROPOSAL



The application site comprises an agricultural small holding of approx. 1.0 hectares (ha) set within a rural location to the east of Ilton. The application site is set to the south of the property known as Ilford Farm which has recently been granted permission for sizable extensions/alterations. The small holding is farmed by the applicants with grazing and rearing of sheep for meat along with horticulture and beekeeping.

The proposed building would have a footprint of approximately 100m² and would be finished in horizontal timber boarded elevations under a black corrugated sheet cladding roof. The existing access serving the land and dwelling.

RELEVANT HISTORY

- 23/01939/FUL: Change of use of adjoining land to residential, erection of extensions and alterations to property in order to create a multi-generational dwellinghouse, erection of a detached garage - permitted with conditions
- 15/05013/S73: Section 73 application to vary conditions 5 and 11 (approved plans) of planning approval 15/00139/FUL by substitution of revised plans - permitted with conditions
- 15/00139/FUL: Conversion and change of use of a barn into a single detached dwellinghouse, formation of a vehicular access and parking area together with the change of use of land to domestic garden / curtilage - Permitted with conditions.
- 11/04144/FUL: Application for a new planning permission for the conversion of barn to a single unit of holiday accommodation to replace extant permission 08/03899/FUL to extend the time limit for implementation - Permitted with conditions.
- 08/03899/FUL: The conversion of barn to a single unit of holiday accommodation - Permitted with conditions.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states 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)

SD1 - Sustainable Development
EQ2 - General Development
EQ3 - Historic Environment
EQ4 - Biodiversity
EQ7 - Pollution Control
TA5 - Transport Impact of new Development
TA6 - Parking Standards

National Planning Policy Framework 2023

Chapter 2 - Achieving Sustainable Development
Chapter 12 - Achieving Well Designed and Beautiful Places
Chapter 15 - Conserving And Enhancing the Natural Environment.
Chapter 16 - Conserving And Enhancing the Historic Environment

Other Relevant Considerations:

National Planning Practice Guidance
Somerset County Council Parking Strategy (September 2013)
Somerset County Council Highways Development Control - Standing Advice (v3)

CONSULTATIONS

Ilton Parish Council:

The Parish Council has no objections to this application. Council was pleased to note that water storage tanks are to be included on site to help reduce run off onto highways and ditches.

Somerset Council Highways:

No comments received.

REPRESENTATIONS

No representations received.

CONSIDERATIONS

Principle of Development

The application site consists of an agricultural field comprising approximately 1 hectare set in a rural location. There is support in principle within the NPPF and the Local Plan for agricultural barns to serve agricultural land as long as there is no impact on residential amenity or the wider landscape.

Character and Appearance

The proposed building would be set close to the northern site boundary, adjoining the curtilage of the residential dwelling and would be seen in the context of existing built form. The proposed building is of an agricultural design that would be expected within a rural settlement. The proposal is of a modest scale and therefore is not considered to cause any adverse harm to the character of the area in line with Policy EQ2 of the South Somerset Local Plan.

Highway Safety

The proposal would utilise the existing access which currently serves the dwelling and agricultural land. It is not considered that the proposal would lead to an intensification of the existing use and as such the proposed development is not considered to adversely impact highways safety in accordance with Policy TA5 of the Local Plan.

Neighbour Amenity

The site is removed from any near neighbour by approximately 30 metres. Due to the size and scale of the building, coupled with the proposed use there are no amenity concerns, as such, the proposal is considered to comply with policy EQ2 in such regards.

Biodiversity

Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017). Policy EQ4 of the Local Plan also require proposals to pay consideration to the impact of development on wildlife and to provide mitigation measures where appropriate.

The Council is not aware of any evidence or reasons why the development would result in harm to ecological assets. The applicant will be advised through an informative of the legal protection afforded to bats. The proposal is therefore

considered to be in accordance with Policy EQ4 of the Local Plan and the guidance contained in the NPPF.

Phosphates:

The site is identified as being within the Somerset Levels and Moors Ramsar Site Catchment Area. However, the form of development (required for storage/security purposes rather than an intensification) is not identified by the Natural England informative guidance that could be considered one that may require a Habitats Regulations Assessment (HRA). The development would not result in an increase in user numbers and as such is considered to be nutrient neutral. In this instance, knowing the above it is considered the proposal would not be to the detriment of the Ramsar Site, and the approval of a scheme would accord with Policy EQ4 of the South Somerset Local Plan as the proposal would not affect the biodiversity value of the protected site.

RECOMMENDATION

Approve.

01. The proposal is considered to represent an acceptable form of development that respects the character of the area and causes no demonstrable harm to residential amenity, ecology, heritage or the highway network in accordance with the aims and objectives of policies SD1, EQ2, EQ3, EQ4, TA5 and TA6 of the South Somerset Local Plan (2006-28) and the provisions of the National Planning Policy Framework 2023.

SUBJECT TO THE FOLLOWING:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans reference:
 - 5031/09 - Proposed Outbuilding

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The external surfaces of the proposed development shall be as indicated on the referenced approved plans and submitted application form. No other external finishing materials shall be used in the alterations without the prior written agreement of the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy EQ2 of the South Somerset Local Plan.

04. The agricultural building hereby permitted shall not be used other than solely for the purposes of an agricultural use.

Reason: To enable the Local Planning Authority to retain adequate control over the use of the building site hereby permitted in the interests of neighbour amenity and highways safety further to policies EQ8, EQ2 and TA5 of the South Somerset Local Plan 2006- 2028
