

Cheddar

17/23/00028/AGE registered 14/04/23
Expiry Date: 08/06/2023 16:00:15
(Full Planning Permission)

Proposal:

Erection of agricultural building with associated works on site of existing polytunnel (to be demolished). at Land Off, Silver Street, Cheddar, Somerset for Mr & Mrs Young



Committee decision required because

This application is referred to the area committee at the request of the Chair and/or Vice Chair to enable the issues raised by the Parish/Town/City Council and/or elected member/s to be debated

Background

The application site is to the east of an unadopted road, and currently accommodates an agricultural building and a polytunnel.

The application seeks consent for the erection of an agricultural building, on the site of the existing polytunnel. The building is proposed to have a ridge height of 4.6m, an varying eaves heights of 3.85 to the north elevation and 3.2m to the south elevation. The footprint would measure approx. 20m x 9.0m and constructed from fibre cement roof sheets and Yorkshire boarding over concrete panel walls.

Relevant History

17/12/00056- Erection of a polytunnel – **Refused**

17/13/00025 – Erection of a polytunnel – **Granted**

17/20/00074 – Erection of an agricultural building with associated works – **Granted**

17/22/00006 – Erection of glamping cabin with associated works and the demolition of existing polytunnel – **Refused**

17/23/00003 - Erection of glamping cabin with associated works and the demolition of

existing polytunnel - **Refused**

Supporting information supplied by the applicant

Location Plan with Existing Plans & Elevations Drg No. Young-23-82-01

Proposed Plans & Elevations Drg No. Young-23-82-02

Consultation Responses

Cheddar Parish Council – Object

Cheddar PC object to this application on the grounds that it is an overdevelopment of the plot with a loss of agricultural land and there is no indication of a foul drainage system.

Natural England – No objection

Representations

None received

Most Relevant Policies

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF require that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework July 2021

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

Sedgemoor Local Plan (2011-2032)

CO1: Countryside

D2: Promoting High Quality and Inclusive Design

D19: Landscape

D20: Biodiversity and Geodiversity

D23: Bat Consultation Zones

D25: Protecting Residential Amenity

Cheddar Neighbourhood Plan

Main Issues

Principle of Development

The application site lies outside of the Development Boundary and is therefore considered as a countryside location. Proposals in such places are generally resisted unless it would relate to a specific locational requirement or a type of development that requires a rural location, as set out in policies S2 and CO1 of the Local Plan.

The proposal is for an agricultural building, to replace an existing polytunnel that is used for agricultural purposes. Within the supporting documentation the requirement of the proposed building has been set out and this is considered to be an acceptable location for such a development as it relates to agriculture. The justification sets out that the applicant seeks to expand the sheep flock and the area of land that is farmed by the applicant has more than doubled. The existing polytunnel is used to house shepe, however it is not fit for purpose as it lacks ventilation and exposes the livestock to extremes of temperature. The proposed building would provide a more comfortable accomodation for the Ivisestock and wuld also allow for the ry storage of agricultural equipment and additional fodder.

As such, the principle of the application complies with policy CO1 & S2 of the Local Plan.

Visual Amenity & Landscape

Policy D2 seeks to achieve high quality, sustainable and inclusive design which responds positively to and reflects the local characteristics of the site and identity of the surrounding area and be of a design solution that makes the most efficient use of land through appropriate densities, whilst recognising the need for positive treatment of the spaces around and between the building.

Policy D19 of the Local Plan supports development within the setting of AONBs if potential harm can be *negated through appropriate and acceptable* mitigation measures. The policy seeks to protect and enhance the natural environment wherever possible and seeks to ensure that schemes incorporate mitigation and compensation measures.

The proposed building will have an appearance that is typical of utilitarian agricultural buildings and is not considered to be out of keeping or inappropriate in respect of the proximity to the AONB. The AONB is sited approx 170m to the west and approx 200m to the east of the application site. There are some public rights of way in the area of the site, however the closest of these is approx 150m to the south. The distance, combined with the extensive vegetation that surrounds much of the surrounding right of way network is considered adequate to ensure that the setting of these paths is not detrimentally impacted by the proposal. In terms of wider views of the site, particularly from the AONB, the proposed building has a reduced length than the poly tunnel that it is replacing, and will be finished with materials that blend in with the landscape and are more sympathetic than the existing polytunnel.

As such, the proposal complies with policies D2 and D19 of the Local Plan.

Residential Amenity

Policy D2 states that development should 'respect the amenity value of the occupiers of nearby buildings or the wider area' and new development should deliver buildings that are "enjoyable to use". This is further supported by Policy D25 which states that 'Particular consideration will be given to the extent that the proposal could result in unacceptable impacts'. This includes consideration of loss of privacy, overlooking, visual dominance, loss of light, noise/disturbance, odour, fumes, vibration and living conditions of future occupants.

The closest dwelling is sited approx. 37m from the proposed building, with an existing agricultural building sited between. It is considered that due the distance and existing building, the proposal would not have a detrimental impact on the amenities of any residents and as such, complies with policies D2 and D25 of the Local Plan.

Ecological Issues

Policy D20 of the Local Plan seeks for proposals to contribute to maintaining and where appropriate enhancing biodiversity and geodiversity. The application site lies within a Bat Consultation Zone and policy D23 of the Local Plan seeks to secure relevant mitigation

measures that could protect relevant species from the impacts of development.

The proposal will involve the demolition of an existing polytunnel, which due to the nature of the existing structure, is not considered to have a detrimental impact on any ecological matters. As such the application is considered to comply with policies D20 and D23 of the Local Plan.

Waste Disposal

The Parish Council have raised a concern relating to a “foul drainage system”. The proposal is to accommodate sheep and the agent has provided further details of how the waste produced from the animals will be managed. The information submitted is considered to be acceptable.

Conclusion

The proposal is of an acceptable design and appearance that would have no adverse impact of the character of the existing building or the locality, residential amenity, ecological issues and landscape. As such the proposal complies with policies CO1, D2, D19, D20, D23 and D25 of the Sedgemoor Local Plan 2011-2032.

RECOMMENDATION

GRANT PERMISSION

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule A.

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

Schedule A

Location Plan with Existing Plans & Elevations Drg No. Young-23-82-01

Proposed Plans & Elevations Drg No. Young-23-82-02

DECISION
