CASE OFFICER'S REPORT

Application Reference:	PL/2023/06137
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	25 August 2023
Case officer:	Hilary Baldwin

Site Address:	Parsloe Farm, Rodbourne, Malmesbury, Wilts, SN16 0EU
Proposal:	Extension of an existing agricultural shed within an existing farmyard.
Recommendation:	Approve with Conditions

Proposal and Site Description

Proposal

The application seeks planning permission for the erection of an extension to an agricultural barn within an existing built form of farm buildings. The building would have an overall height of 9.14m with an oversailing eaves height of 4.65m. The structure would have two open sides to the northwest and southwest with a concrete panel at 1.5m on the southwest west and open feed passage on the northwest. The structure would have an overall footprint of approximately 15m by 18m and would not project beyond the existing ridge and eaves of the adjoining and adjacent buildings.

The structure would be constructed of cement fibre sheet roof panels, Yorkshire boarding and concrete panels with a stock gate for cattle.

It is stated that the structure is required for additional food storage for cattle and for overwintering of additional cattle during the winter months.

Site Description

The site comprises an area of existing farm buildings set within a large pastoral farm which is characterised by area of agricultural fields and mature landscaped boundaries. There is a complex of existing stock and fodder buildings on the site which are typical of agricultural buildings.

There is a farm track leading to the Grange Lane to the eastern side of the site and the wider area is characterised by rural countryside with limited structures or dwellings. The gently undulating fields are typical of rural agricultural land with soft field boundaries formed of native hedgerows and a variety of native trees.

Lying outside of any settlement boundary, the site and area are not subject to any heritage designations and there are no heritage assets within the vicinity of the site.

Policies

National Context:

National Planning Policy Framework (NPPF) 2023

Paragraph 11 – Presumption in favour of sustainable development
Paragraph 84 - Agricultural Land, development and diversification
Paragraph 130 - Function and form of development
Paragraph 174 - Conserving and enhancing the natural environment

Planning Practice Guidance (PPG)

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
Core Policy 1- Settlement Strategy
Core Policy 2- Delivery Strategy
Core Policy 48 - Supporting Rural Life
Core Policy 51 - Landscape
Core Policy 57- Ensuring High Quality Design and Place Shaping

Malmesbury Neighbourhood Plan – Made February 2015

Key Issues
Principle of the Development
Scale, design and impact upon the character and appearance of the area.
Other Considerations

Relevant Planning History
The planning history on the site reveals that the barn to be extended was on site prior to the last application for an additional barn to the north west in 2012. That application is not considered to impact upon the determination of the current proposal and at that time the site was considered to be within an established working cattle farm.

N/12/03976/FUL - Erection of New Building for the Storage of Hay and Straw.
Approved with Conditions

Consultation Responses
St Paul Malmesbury Without Parish Council – No Objection

Representations
No letters of representation were received in relation to the proposed development

Planning Considerations and Assessment
Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development:

Core Policy 1 of the Core Strategy seeks to focus development at Principal Settlements, Market Towns, Local Service Centres and Large Villages and sets out a general presumption against unjustified development outside the defined settlement limits. This hierarchical settlement strategy is aimed at achieving sustainable development by locating development at appropriate locations accessible to most services and facilities, whilst protecting the open countryside.

Core Policy 2 states that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development. It advises that outside the defined limits of development that development will not be permitted other than in circumstances as permitted by other policies in the plan. These other policies include Core Policy 48 relating to Supporting Rural Life.

Paragraph 84 of the NPPF expects planning policies and decisions to enable the development and diversification of agricultural and other land-based rural businesses which respect the character of the countryside. It sets out the importance of ensuring that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

However, whilst the principle of this particular development may be viewed as acceptable, it is also necessary to undertake site specific assessment and related policy consideration and compliance with other policies as contained within the development plan.

Impact on the Character and Appearance of the Area.

The field boundaries comprise mature hedgerows with trees of native species and there is a natural look to this rural area with views to the rolling countryside. The highway boundary on the east benefits from mature hedgerow and trees with some views of the site from the public realm. However, due to the location of the development proposed, which is within the inner angle of existing built form, there would be no views of the new development. Furthermore, there are no public footpaths or rights of way within the vicinity of the site.

The matching scale and form would not extend the built form beyond the existing farm complex and would assist the retention of the openness of the wider site. The matching materials would also assist the assimilation of the development into the built form already on site. The St Paul Malmesbury Without Purton Parish Council have not raised any objection to the proposal and it is considered to accord with the policies within the Made Neighbourhood Plan which seek to retain the character of the settlement and its environs.

In this respect the proposal is considered to accord with the criterion of CP51 which seeks to enhance Wiltshire's distinctive landscape character and CP57 which seeks to achieve good design and place shaping.

The proposal is therefore considered to accord with the provision and guidance as contained within the Framework, the adopted policies of the WCS and the Made Malmesbury Neighbourhood Plan.

Impact on Residential Amenities

Section vii of Core Policy 57 of the WCS refers to the need to protect the amenities of existing occupants and to make sure that appropriate levels of amenity are achievable within the development itself. Additionally, Paragraph 130(f) of the NPPF states planning decisions should create places that are safe, inclusive and accessible. Furthermore, a high standard of amenity for existing and future users is encouraged among other matters.

The proposal is located within an existing farmstead over 200m from any neighbouring residential dwelling an d as such is considered acceptable in regards to residential amenity.

Conclusion
The local planning authority has determined this application in accordance with the development plan, unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits and is in accordance with the core principles of the NPPF, the relevant policies of the adopted Wiltshire Core Strategy and the Made Malmesbury Neighbourhood Plan and is recommended for approval subject to the following conditions:

Conditions: (3)

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan. Received on 24 July 2023
Block Plan. Received on 24 July 2023
Proposed Floor Plan. Received on 24 July 2023
NE & SW Elevations. Received on 24 July 2023
NW Elevations. Received on 24 July 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the submitted and approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (4)

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

5 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

7 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.