DELEGATED REPORT

Application Reference: PL/2023/07838

PROPOSAL/SITE DESCRIPTION

The application relates to the erection of polytunnels and rainwater harvesting system at Bonds Wood Farm, North Wraxall, an existing agricultural enterprise.

The application site is located within the Cotswolds National Landscape (formally AONB).

PLANNING HISTORY

18/10959/FUL - Erection of Agricultural Storage Building, access track and landscaping – Approved with Conditions

POLICIES

National Planning Policy Framework (NPPF) 2023

Wiltshire Core Strategy (WCS) 2015

CP51 Landscape

CP57 Ensuring High Quality Design and Place Shaping

North Wiltshire Local Plan 2011

No relevant policies

ISSUES

The principal considerations in the determination of this application are the principle of development; impact on the character and appearance of the area and Cotswold National Landscape (formerly Cotswold AONB), neighbour amenity, highways and drainage.

CONSULTATION

North Wraxall Parish Council: No objection but raise following comment:

> *North Wraxall Parish Council whilst supporting this application request that the landowner to improve visual impact from the road. At present very unsightly.*

Highways Engineer: No objection:

"The site is located with existing access onto Doncombe Hill North, a C classified section of public highway subject to a speed limit of 60mph. No alterations to the public highway are proposed, an existing gated access would be utilised which currently gives access to the field and associated barn.

The polytunnels are proposed to enable further market garden growing space for the business, of which there would be no increase in employees, this may result in minimal additional trips associated with the existing use which would not be considered of detriment to the surrounding road network.

I would therefore not wish to raise a highway objection to the proposals"

REPRESENTATIONS

None received.

ASSESSMENT

Principle of development

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. In this case, the Wiltshire Core Strategy (WCS), including those saved policies of the North Wiltshire Local Plan, form the relevant development plan. The NPPF is a relevant material consideration.

The proposal is for new polytunnels and a rainwater harvesting system to serve an existing agricultural enterprise at Bonds Wood Farm. The agricultural enterprise is relatively new, and in March 2019 planning was granted for an agricultural building ref: 18/10959/FUL. The application states the agricultural operation has developed further since the last application and requires the proposed polytunnels. Paragraph 88 of the NPPF states that planning decisions should support the sustainable growth and expansion of businesses in rural areas, and the development and diversification of agricultural businesses. The proposal is considered acceptable in principle.

Impact on the character and appearance of the area (Cotswold National Landscape)

The application site is situated within the Cotswold National Landscape (formerly known as the Cotswold AONB). Paragraph 182 of the National Planning Policy Framework (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic

beauty in AONBs, which have the highest status of protection in relation to these issues. This is closely reflected in Core Policy 51 of the Wiltshire Core Strategy (2015). Core Policy 57 requires a high standard of design in all new developments and that development respond positively to the existing landscape.

The proposed polytunnels measure 23.8m x 5.5m and 18.3m x 5.5m. They would be sited to the south east of the existing agricultural building. A water tank is proposed directly next to the existing agricultural building, and there is field boundary vegetation to the north east. It is considered that the appearance and siting of the proposals are appropriate in the context of an agricultural operation within the countryside. The proposals would not compromise the rural character of the area and is appropriate in design terms.

The Parish Council support the proposals but their comments that the landowner improve visual impact from the road is noted. The appearance of the proposals are considered acceptable based upon the plans. The applicant is requested to give consideration to visual amenity in respect of the ongoing operations at the site.

Neighbour amenity

Given the scale of the proposals and distance from neighbouring residential properties; the proposal would not cause any neighbouring properties to suffer loss of daylight, sunlight or privacy. There would be no adverse effects on neighbour amenity as a result of the proposals.

Highways

The proposals comprise two polytunnels would accompany an existing use. The polytunnels are to enable further market garden growing space for the business, but there would be no increase in employees. It may result in minimal additional trips associated with the existing use. The Council's Highways Engineer does not consider the additional trips associated with the proposal would be if detriment to the surrounding road network. The Council's Highway Engineer has no objection to the proposal.

Drainage

The site is in flood zone 1, in an area of low flood risk with no surface water or ground water drainage constraints. The proposals are not in close proximity to the public highway or a residential property, and it is not considered to pose any increase in flood risk as a result.

CONCLUSION

The principle of polytunnels and a rainwater harvesting system at an existing agricultural enterprise is acceptable in principle. The proposals are sited close to existing building and are not considered to be harmful to the Cotswold National Landscape or character and appearance of the area. There are no concerns in respect of the amenity of nearby properties, highways or drainage. With no other material considerations indicating otherwise, the application is recommended for approval in accordance with Policies CP51 and CP57 of the WCS and the National Planning Policy Framework.

RECOMMENDATION: APPROVE WITH CONDITIONS

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:

Location Plan BWFPT-1 Dated: 30/08/23
Block Plans BWFPT-2 Dated: 30/08/23
Site Plan – Proposed BWFPT-3 Dated: 30/08/23
Polytunnel A BWFPT-4 Dated: 30/08/23
Polytunnel B BWFPT-5 Dated: 30/8/23
Water Storage BWFPT-6 Dated: 30/8/23

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

- INFORMATIVE TO APPLICANT:
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.

- INFORMATIVE TO APPLICANT:
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.

- INFORMATIVE TO APPLICANT:
  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.