CASE OFFICER'S REPORT

Application Reference:	PL/2023/05243
Application Type:	Full planning permission
Site Inspection:	
Consultation ends:	07 March 2024
Case officer:	Jemma Foster

Site Address:	Appleton Barn, Ashley Road, Bradford on Avon, Wilts, BA15 1RT
Proposal:	Extension to Appleton Barn to provide farm offices and welfare facilities (amended design)
Recommendation:	Approve with Conditions

Policies

National Context:

National Planning Policy Framework (NPPF) Planning – revised December 2023
Practice Guidance (PPG)

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015:
CP1 – Settlement Strategy, CP2 – Delivery Strategy, CP7 – Spatial Strategy Bradford on Avon Community Area, CP50 – Biodiversity and Geodiversity, CP51 – Landscape, CP57 – Ensuring High Quality Design and Place Shaping, CP60 – Sustainable Transport, CP61 – Transport and New Development, CP64 – Demand Management,

Saved Policies from the West Wiltshire District Local Plan (1st Alteration):
C3 - Special Landscape Area

Wiltshire Car Parking Strategy
Bradford on Avon Neighbourhood Plan

Summary of Officer View

Bradford on Avon Town Council: No objection

Wiltshire Council Highways Officer: No objection

Wiltshire Council Agricultural Consultant: Object

Constraints:
The site lies within the open countryside, the Green Belt and the Cotswolds special landscape area.

Relevant Planning History:

There are three agricultural workers dwellings associated with Upper Bearfield Farm.

Proposal

There are three existing agricultural workers dwellings on the holding. All three dwellings are modern, detached properties and all are owned by the farm partnership. The farmhouse is occupied by Mr and Mrs Philip Quick. Barley House is occupied by Andrew Quick and his family. Chris Quick occupies the third dwelling, known as Appleton Barn. There are four full time units of labour engaged on the farm, comprising Andrew Quick and Chris Quick together with two full time employees. A further five part time members of staff are employed comprising three men and two women. The farm's employees all live in their own accommodation away from the holding.

The proposal is for an extension to Appleton Barn to provide an agricultural office and staff welfare facilities as none exist at present. Planning permission for Appleton Barn was granted under planning references 15/02604/OUT and 15/11683/REM.

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
- Impact on the scale and character of the area/existing dwelling
- Impact on neighbour amenity
- Highway matters – including road safety /Parking

Principle of development

The site is located outside of the defined limits of development of Bradford on Avon and as such is located within the open countryside.

The NPPF at paragraph 152 states that i*nappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances*. Paragraph 153 of the NPPF states that "*when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations*"

Paragraph 154 of the NPPF confirms that *Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt* with exceptions including buildings for agriculture and forestry and the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposal is for an extension to an existing building for agriculture purposes. he Councils Agricultural Consultant was consulted on the initial plans that were submitted as part of the current planning application. He confirmed that it was reasonable to provide an area for a farm

office and in this particular situation there was also a need for a staff welfare area. Although the initial response from the Councils Agricultural Officer objected to the scheme (primarily due to the amount of offices proposed) – the plans have been amended to reduce the height of the building and now only provides one office. As such the objection is considered to have been overcome. As such it is considered that the proposed extension would be a proportionate addition and as such is considered to be acceptable in principle with regards to the requirements of the NPPF.

Impact on the scale and character of the area/existing dwelling

Core Policy 51 ('Landscape') of the Wiltshire Core Strategy states that new development should protect, conserve and where possible enhance landscape character, and should not have a harmful impact on landscape character. The policy requires applications to demonstrate how development proposals conserve and where possible enhance landscape character through sensitive design, landscape mitigation and enhancement measures. Saved Policy C3 requires special landscape areas to be conserved and enhanced and does not allow development that would be detrimental to the high quality of these landscapes. The site is also located within a Green Belt.

The proposed office building is an extension to an existing agricultural workers dwelling which is built with larch cladding under natural stone slates with painted timber windows and doors.

The proposed extension is single storey with a staff welfare facilities at ground floor level and an office in the roof so would be a subservient extension to the existing dwelling that it would be attached to. The application form states that the proposed extension is to built with painted timber, Sandtoft 2020 tiles and dark grey aluminium windows however these materials were considered not to be appropriate in a Green Belt or a Special Landscape Area and as such the applicant has agreed to a matching materials condition. It is considered that by reason of the office/staff welfare building being attached to an existing building, its impact upon the openness is minimal and any limited harm would be outweighed by the necessity of the welfare facilities for the continuation of the farm business. As such the proposed extension is considered to comply with the relevant criteria of CP57, Saved Policy C3 and the requirements of the NPPF.

Impact upon neighbouring amenity

WCS CP57 requires proposals to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, etc.

The proposal is for an office use but is attached to an existing agricultural workers dwelling known as Appleton Barn which could result in conflicting amenity issues as it will be used by other people/members of staff other than the adjoining residential occupants. However the agricultural workers dwelling which was approved under 15/02604/FUL has condition 5 which states: *The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.*

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only

granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

It is therefore considered necessary to condition the proposed building subject of this application to only be used for office purposes and only for the use of employees of Upper Bearfield Farm to ensure that no amenity issues arise to the occupants of the attached agricultural workers dwelling. The proposal is therefore considered not to raise amenity issues that would warrant a refusal reason and would comply with the relevant criteria of CP57.

Highway Matters

The objectives of Core policies 60 and 61 are to reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire, and identify that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

The proposal does not impact upon existing parking arrangements and the proposal would not result in the increase in the number of employees visiting the site and as such it is considered that the proposal would comply with CP60, CP61 and CP64

Conclusion: Approve with conditions

Conditions: (4)

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, Drawing Numbers 2223-23-02 (proposed site plan), 2223-15-01 Rev A (existing plans and elevations) received by the Local Planning Authority on 29th June 2023

2223-23-01 Rev A (proposed elevations and floor plans) received by the Local Planning Authority on 21st February 2024.

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

3 The office and staff welfare building hereby approved shall only be used in association with the agricultural uses associated with Upper Bearfield Farm, Ashley Road, Bradford on Avon, BA15 1RT and by its employees.

REASON: The office is located in a position where the Local Planning Authority, having regards to the reasonable standards of principle, landscape, residential amenity, access and planning policies pertaining to the area would not permit a separate office building.

4 Notwithstanding the submitted details, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing attached agricultural workers dwelling.

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