

**NORTH SOMERSET COUNCIL  
DELEGATED PLANNING APPLICATION  
REPORT SHEET  
(SUMMARY OF MAIN ISSUES AND RECOMMENDATION)**

**Target Date:** 04 July 2017  
**Extended date:** 03 November 2017

**Application No.** 17/P/1178/F

**Application Type:** Full application

**Proposal:** Demolition of 2 no. existing agricultural barns and erection of 1 no. new agricultural barn

**Location:** Land opposite junction of Chestnut Lane and, Bleadon Road, Bleadon

**Planning History/Background**

The planning history and background is on the case file and has been taken into account when considering this application.

15/P/0526/PDA: Prior Notification for erection of agricultural building – Refusal Prior Notification Required

**Policy Framework**

National Policy

- National Planning Policy Framework (NPPF) (March 2012)
- National Planning Policy Guidance (NPPG) (from March 2014)

The Development Plan

- North Somerset Core Strategy (NSCS) (adopted January 2017)
- The Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

Other Material Policy Guidance

- North Somerset Parking Standards – Supplementary Planning Document (adopted November 2013)

Relevant policies

The following policies are particularly relevant to this proposal:

<b>Policy Area</b>	<b>NPPF</b>	<b>NSCS</b>	<b>S&amp;P</b>
Good design	Section 7	CS12	DM32
Parking and highway safety	Section 4	CS11	DM28 & DM24
Flood zone	Section 10	CS3	DM1
Agriculture			DM51

**Consultation Summary**

Copies of representations received can be viewed on the council’s website. This report contains summaries only.

Bleadon Parish Council Comments

- No objections
- Would like consideration of visual impact
- Assessment of potential drainage hazard in rhyne

Neighbour’s Views

34 letters of objection have been received – main planning points made are as follows:

- No change since last application, so should be refused and previous applications have been refused for impact on landscape
- Large structure would be detrimental to village and be blot on landscape as it is utilitarian construction
- Affect character and appearance of village for residents and visitors
- Spoils openness of location, from long views on higher ground
- Barn would be much larger than existing barns
- Will look like industrial unit
- Seems as if it will be turned into business location
- Applicant semi-retired farmer, so unlikely to be continuing farming
- Field is in arable use and not for livestock, and there has been no keeping of sheep
- Buildings allowed to decay over last 30 years
- Unnecessary as already large industrial units available nearby
- Potential for pollution from farm chemicals into ditches
- Already piles of manure on site that is unsightly
- Bleadon Road is narrow and can not take heavy traffic so would be dangerous and nuisance
- Large manoeuvring farm machinery would be highway hazard as field entrance by junction of road
- Potential danger for pedestrians as no footpath
- Been planning issues on site in past
- Plans & design statement contradictory in regards to height
- Power cables near rear of proposed building
- But hope would tidy up site as it looks like rubbish tip
- Request condition for screening
- Mud and manure on road and blocked drains, which are prone to flooding
- Will destroy wildlife
- Planning permissions for Whitegate Farm, allowed demolition of barns for housing development

## **Summary and assessment of key issues**

### Principle of development

Site is field in countryside outside Bleadon settlement boundary. Proposal is to demolish 2 existing agricultural buildings and erect replacement agricultural building. Policy DM51 of Sites & Policies Plan (Part 1) allows erection of agriculture buildings in countryside provided that they genuinely necessary for agricultural purposes, meets high design standards and siting respects rural character of countryside.

The site is a working farm, and the current buildings are too small and dilapidated to be used for modern farming. The applicant has justified the need for agricultural building on land as it would be reasonably necessary for the purposes of agriculture on a working farm. Therefore, it is considered that proposal is acceptable in principle.

### Character and appearance

This application is a re-submission. Following refusal of application in 2015, the proposal has been altered. In the 2015 application it was considered that proposed building was too large, and its location in centre of field would be too prominent. This new proposal is to site the building closer to position of existing buildings, and the scale of building has been

significantly reduced. Whilst the new building would be sited slightly east of the existing barns, this is because of the need for access to the side rhyne. The current buildings obstruct access.

As building needs to function for modern farming practices it would be a standard design modern agricultural building in traditional materials. There is an increase in height, but this is necessary for modern farming machinery. As farm buildings are essential as part of agricultural business, they are an acceptable structure within the countryside. Although concerns have been raised about the design by local residents, it is considered that as a farm building its design is acceptable.

It is now considered that the siting and reduction in scale is acceptable, and so proposal is now considered acceptable, as it would not unacceptably harm character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy and policy DM32 of Sites & Policies Plan (Part 1).

#### Impact on neighbours

There have been a substantial number of concerns from local residents in Bleadon. However, this has been in relation to views and impact on landscape rather than impact of the building on the living conditions of the residents. The closest dwellings would be over 40 metres away on north side of Bleadon Road. As such there would be no overbearing impact on any dwelling. Additionally, the site is already in agricultural use, so the noise and disturbance from agricultural use would not significantly increase. Therefore, it is considered proposed development would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policy DM32 of Sites & Policies Plan (Part 1).

#### Parking and highway safety

Site is already in agricultural use, and as there is no change to access or areas to park within the site, it is considered acceptable. Local residents have raised concerns about movement of heavy agricultural machinery, but

On-site parking provision is adequate and complies with the standards set out in the North Somerset Parking Standards SPD. The proposal is therefore in accordance policies DM24, DM28 and DM38 of the Sites and Policies Plan (Part 1).

#### Setting of Listed Building

The proposal does not affect the setting of any listed buildings.

#### Flood Risk

The site is within a flood zone. A condition is recommended securing the recommendations in the submitted Flood Risk Assessment and an advice note is recommended setting out the Environment Agency's advice regarding flood proofing measures. In this respect, the proposal is in accordance with policy CS3 of the North Somerset Core Strategy, policy DM1 of the Sites and Policies Plan (Part 1) and section 10 of the NPPF

#### Other matters

Objectors have raised a number of issues including another application site, Whitegate Farm, which is not directly related to this application or adjoining the site, so can not be a consideration. Additionally, objector's question the motives of the applicant and whether it will be turned into a business location. However, all applications must be judged on their own merit and can only be assessed against the information submitted with the application. Future changes of use need to be assessed at the time and if planning permission is needed would require an additional planning permission. Therefore, these matters are not of such

significance as to outweigh the considerations that led the recommendation below. Other matters such as devaluation of property, carry very little weight in the determination of planning applications. Further matters to do with pollution and mud on the road are dealt with by other legislation such as Control of Pollution Act 1974, and Highways Acts,. Therefore, they are not a planning consideration.

## **Recommendations**

**APPROVE** subject to conditions (see draft decision for conditions).

### **Reason for Overriding Parish Council comments (if appropriate)**

See report

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the:

- Natural Environment and Rural Communities (NERC) Act 2006
- Crime and Disorder Act 1998
- Human Rights Act 1998.

Signed: ...Angela Norris...