

# Planning Services

## COMMITTEE REPORT

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### APPLICATION DETAILS

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APPLICATION NO:	PL/5/2013/0194
FULL APPLICATION DESCRIPTION	AGRICULTURAL BUILDING
NAME OF APPLICANT SITE ADDRESS	MR M A ALLAN HULAM FARM HUTTON HENRY TS27 4SA
ELECTORAL DIVISION CASE OFFICER	BLACKHALLS Laura Eden 03000263980 dmcentraleast@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSAL

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#### The Site

1. The site lies outside the settlement limits of nearby villages therefore is classed as being in the countryside. It lies within an area designated as being of high landscape value and there is a public right of way that runs through the farm.
2. Access to the site is gained from the A19 along a road that leads to a cluster of buildings including Hulam Farm and a few residential properties. The main farm buildings are approximately 600 metres to the east of the main road where limited and distant views of the site can be afforded.
3. Currently there are a number of existing barns and buildings on site mainly situated to the north and north west of the existing farm house. There is also a large area of hardstanding to the front of these buildings with a smaller area located to the rear as well.

#### The Proposal

4. This application proposes the erection of an agricultural building that would have a total floor area of 1,284m<sup>2</sup>. The building would measure 24.35m wide, by 52.99m long and would have an overall height of 11.65m. It would adjoin two similar sized buildings on the site and would be located to the north east of them.
5. The materials that the building would be constructed from would be very similar to the existing building that it would adjoin. The walls would be concrete grainwall panels to 3.6m with box profile sheeting above up to eaves level coloured Goosewing Grey. The roof would be natural coloured fibre cement with galvanised roller shutter doors.

6. Additional hardstanding is proposed to wrap around the new building and would follow the proportions of the existing areas of hard surfacing around the current buildings.
7. This application is being referred to Committee as it relates to a major development due to the amount of additional floor space being created.

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## **PLANNING HISTORY**

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PLAN/2006/0824 – Extensions to agricultural building approved 04/01/2007

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## **PLANNING POLICY**

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### **NATIONAL POLICY:**

8. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
9. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'
10. The following elements are considered relevant to this proposal:
11. Part 1 - The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
12. Part 3 - Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
13. Part 7 - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
14. Part 11 - The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>*

## **LOCAL PLAN POLICY:**

### District of Easington Local Plan

15. Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
16. Policy 3 - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
17. Policy 7 - Development which adversely affects the character, quality or appearance of Areas of High Landscape Value (AHLV) will only be allowed if the need outweighs the value of the landscape and there is no alternative location within the County.
18. Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

19. Parish Council – No comments received
20. Northumbrian Water – No comments to make at this stage
21. The Ramblers Association – No objections subject to an informative being added

### **INTERNAL CONSULTEE RESPONSES:**

22. Environmental Health – No adverse comments to make
23. Highways – Proposals deemed to be acceptable
24. Landscape – No objection
25. Public Rights of Way – No objection subject to an informative being added
26. Ecology – No objection

### **PUBLIC RESPONSES:**

27. The application has been advertised by means of a press notice, site notice and neighbour notification letters – No comments have been received

#### **APPLICANTS STATEMENT:**

28. The construction of this building is necessary for several reasons.
29. A) Compliance issues. This facility is necessary in order to comply with schemes such as Farm Assured where the quality of storage facilities is strictly monitored, especially where stored produce will enter the food chain.
30. B) Current Lack of Storage Capacity. Crops grown are mainly Biscuit Wheat, Milling Wheat, Spring Barley & Oilseed Rape. Currently yields of up to 2 tonnes per acre are achieved from Oilseed Rape, 400 acres of which requires 800 tonnes of storage capacity, and yields of up to 4 tonnes per acre are produced from wheat and barley, requiring a storage capacity of 6400 tonnes. Current storage capacity at Hulam is around 2900 tonnes.
31. C) To enhance the purpose of existing buildings. Buildings currently at Hulam which are no longer suitable for grain storage will be free for machinery and fertiliser storage, both of which are important factors in today's modern agricultural environment.
32. D) Acquisition of land. Since the original application, negotiations to acquire more land which were underway at the time have now been concluded. This means that there will be a further 400 acres (162 HA) more cereals planted during Autumn 2013.
33. We trust that this application will be given fair consideration as purely an agricultural development which will enhance both the day to day running and the value of produce grown at Hulam and surrounding farms by MA Allan & Partner. It is a development which will be virtually unseen and will not intrude on any amenity value of any third party within the surrounding area.

*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=123304>*

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#### **PLANNING CONSIDERATION AND ASSESSMENT**

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34. Local planning authorities must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision.
35. In this instance, the relevant considerations are the principle of the development, in particular the accordance with the National Planning Policy Framework (NPPF) and the saved policies from the Easington Local Plan. Other material considerations relate to the impact of the development on visual and residential amenity, highway safety, landscape and ecology matters.

## **Principle of development**

36. The National Planning Policy Framework (NPPF) provides the most up to date and relevant advice with regard to these proposals. At the heart of the NPPF is a presumption in favour of sustainable development which means approving development proposals that accord with the development plan or where the relevant policies are out of date, granting permission unless there are any adverse impacts of doing so or specific policies in the Framework indicate development should be restricted.
37. The NPPF states that agricultural development should be promoted and significant weight should be placed on the need to support economic growth. The current proposal relates to an existing agricultural enterprise that find themselves lacking adequate grain storage facilities. They advise that outdoor storage is not an option hence the current application for an additional barn. The proposal is therefore considered to be in accordance with the NPPF. More generally the development complies with sustainability principles given it relates to an existing holding, the extension will be sited next to the main cluster of buildings and although rural has good access to main road networks.
38. The site is located outside the settlement boundary of nearby villages as identified in the former District of Easington Local Plan and so the application falls to be considered as development within the open countryside. Policy 3 of the Local Plan states that development in such areas will not normally be approved unless allowed by other policies. The supporting text for Policy 3 recognises that some forms of development in the countryside are necessary, such as the development of buildings for agriculture, in order that the rural economy can be supported.
39. As a result it is considered that the proposed development is in accordance with both national and local planning policy and the principle of development is accepted.

## **Residential amenity**

40. Policy 35 of the local plan aim to ensure that the development does not adversely affect the amenity of the people living in the vicinity of the development in terms of privacy, visual intrusion, overlooking, overshadowing and loss of light. The policies are in accordance with the NPPF as it too seeks to secure a good standard of amenity for all existing and future occupants of land and buildings.
41. Smithy Cottage is the nearest residential property and the proposed building would not come any closer to the property than what is currently on site. Regardless there is in the region of about 80 metres separation distance therefore it is not considered that their outlook or general enjoyment of their home would be compromised.

## **Landscape and visual amenity**

42. The NPPF's twelve core planning principles state that the planning process should always seek to secure high quality design. These aims are also reflected in the Easington Local Plan Policies. Policy 35 requires that development reflects the scale and character of adjacent buildings and the area generally particularly in terms of site coverage, height, roof style, detailed design and materials. Furthermore, policy 7 of the Easington Local Plan advises that the special character, quality and appearance of the landscape within areas designated as being of high landscape value will be maintained and enhanced.

43. It is not considered that the building would have an adverse impact on the area of high landscape value given that the overall design of it is considered to be acceptable. The proposed building reflects the scale of two existing barns on site so is considered to be in character and keeping with the area. As it would adjoin these existing buildings the overall impact of the development is lessened as it would be viewed against this backdrop. Furthermore, the materials would match those of the buildings already on site and on this basis it has not been considered necessary to impose a condition. Additionally the Council's landscape officer has assessed the proposal and offers no objection to the scheme.

### **Highway safety**

44. The design and access statement advises that there would be no additional vehicle movements to and from the site as a result of the new development, on that basis the highways officer has not objected to the scheme.
45. The access track to the proposed building is shared with Sheraton with Hulam Public Footpath no. 14. The public rights of way officer does not consider that the development would affect this footpath however has recommended an informative is added that relates to general good practice advice.

### **Ecology**

46. The Council's ecologist has also confirmed that they have no objections to the proposed development.

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## **CONCLUSION**

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47. Overall it is considered that the proposed development is in accordance with the development plan and the National Planning Policy Framework. Although located within the countryside it is considered that the agricultural building is a suitable form of development.
48. The scale and design of the building reflects that of existing buildings on site therefore would not adversely impact on visual amenity or the area of high landscape value. Due to the separation distances it is not considered that residential amenity would be adversely affected. Furthermore, no highway safety concerns are raised and the development would not impact on the public right of way.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References; Application form, design and access statement, drg. no. 344.10003.1 and drg. no. 344.10004.1 received 08/11/2013, drg. no. 334.10006.1 received 21/05/2013, drg. no. 334.10001.2 received 23/05/2013.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies 1 & 35 of the District of Easington Local Plan.

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## **REASONS FOR THE RECOMMENDATION**

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1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN	ENV03 - Protection of the Countryside
DISTRICT OF EASINGTON LOCAL PLAN	ENV07 - Protection of Areas of High Landscape Value (AHLV)
DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
NATIONAL PLANNING POLICY FRAMEWORK	Part 1 - Building a strong, competitive economy
NATIONAL PLANNING POLICY FRAMEWORK	Part 11 - Conserving and enhancing the natural environment.
NATIONAL PLANNING POLICY FRAMEWORK	Part 3 - Supporting a prosperous rural economy
NATIONAL PLANNING POLICY FRAMEWORK	Part 7 - Requiring Good Design

2. In particular the development was considered acceptable having regard to consideration of issues in relation to the principle of development, visual and residential amenity, highway safety, landscape and ecology.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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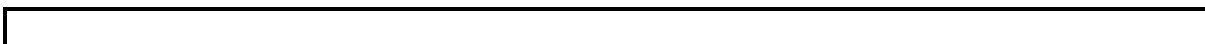
In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process. The decision has been made within the 8 week target provided to the applicant on submission and in compliance with the requirement in the National Planning Policy Framework to promote the delivery of sustainable development.

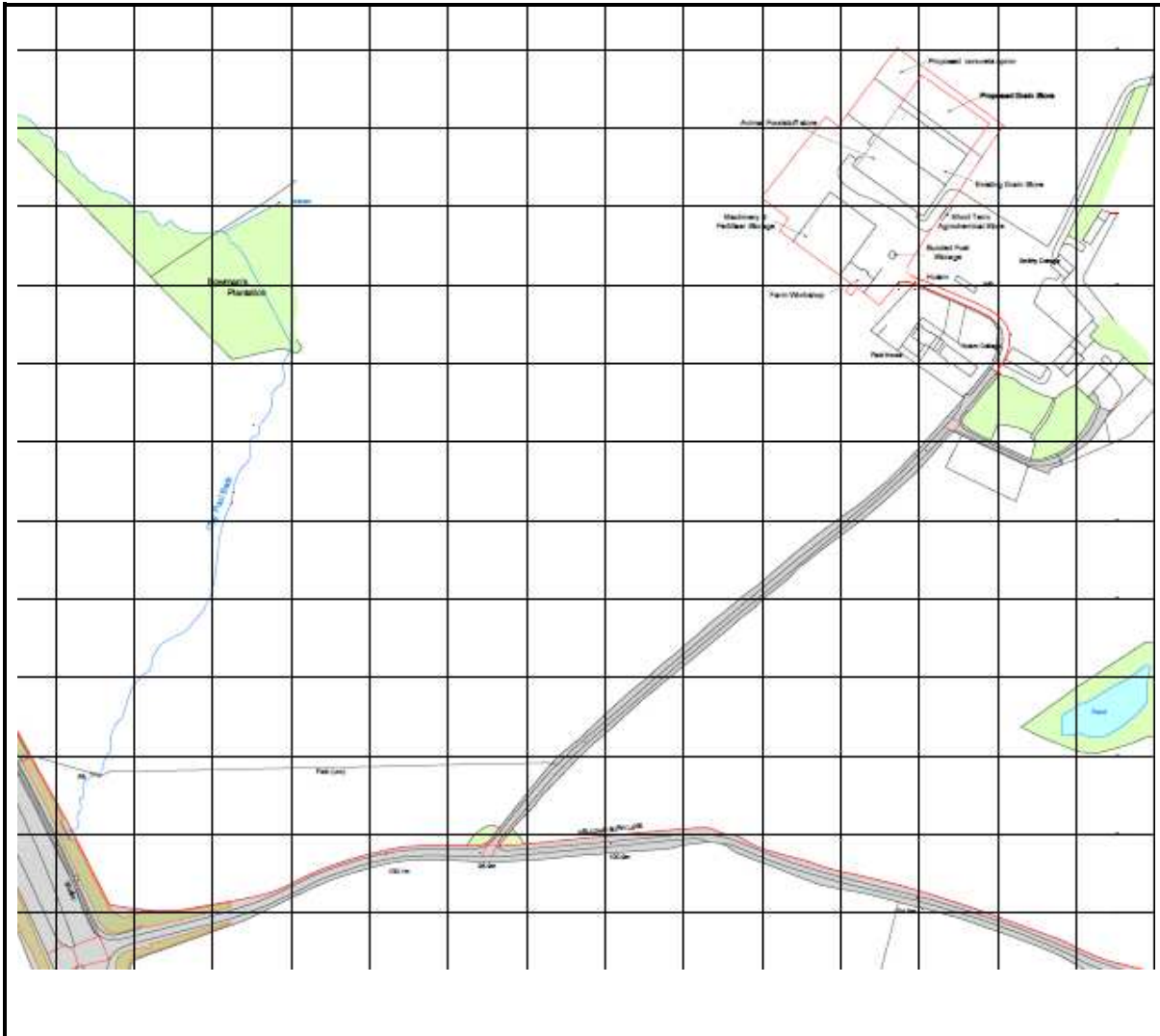
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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans.
- Design and Access Statement
- District of Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses





**Planning Services**

**Proposed AGRICULTURAL BUILDING at  
HULAM FARM , HUTTON HENRY TS27  
4SA PL/5/2013/0194**

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**Comments**

**Date** 09/07/2013

**Scale** 1:2500