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**Delegated report**      Officer: Tom Beardsmore

**Application ref. DMPA/2019/0896**

Expansion of existing caravan storage facility at SEALE LODGE FARM, BURTON ROAD, ACRESFORD, SWADLINCOTE, DE12 8AP

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Valid date:                      01/08/2019

Consults expired:            07/09/2019

EIA development?

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This decision is delegated to officers under the terms of the current Scheme of Delegation.

**Relevant planning history**

9/2001/0055 - Use of land for the storage of touring caravans - Approved 07-11-01

9/2002/0217 - Use of land for the storage of touring caravans - Refused 23-04-02

9/2003/0053 - Use of land for the storage of touring caravans - Refused 18-06-03

9/2006/0938 - Change of Use from farm building to light industrial/storage - Approved 28-09-06

9/2007/0838 - The erection of a farm building and resiting of caravan storage - Approved 11-09-07

9/2008/0834 - The change of use from light to general industrial (vehicular repair) - Approved 07-10-08

9/2010/0373 - The change of use from light industrial (b1) to general industrial (b2 vehicular repair) - Approved 22-06-10

9/2010/0739 - Change of use from light industrial (class b1) to general industrial (class b2 - vehicle restoration only) - Approved 01-10-10

9/2011/0877 - Retrospective application to retain change use of land from agriculture to vehicle sales - Approved 09-01-12

9/2016/1311 - Expansion of existing caravan storage facility - Approved 17-02-17

**Responses to consultations and publicity**

County Highway Authority - No objections

**Relevant policy, guidance and/or legislation**

The relevant Development Plan policies are:

- Local Plan Part 1 (LP1): S2 (Presumption in Favour of Sustainable Development); E7 (Rural Development); E2 (Other Industrial and Business Development); SD1 (Amenity and Environmental Quality); SD3 (Sustainable Water Supply, Drainage and Sewerage Infrastructure); INF2 (Sustainable Transport); INF8 (The National Forest); BNE4 (Landscape Character and Local Distinctiveness); BNE1 (Design Excellence)
- Local Plan Part 2 (LP2): BNE5 (Development in Rural Areas)

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

## **Planning considerations**

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Principle of Development.

## **Planning assessment**

### Principle of Development

The application proposes to expand the permitted caravan storage at the site, with the site previously being granted an extension to the site in February 2017. Therefore the principle of caravan storage at the site has therefore been established as part of the wider diversification of the business as the farm, and therefore was deemed appropriate as development in the countryside. This element of farm diversification and the expansion of the existing B8 caravan storage use is supported by policies E2 and E7 of the LP1. The main consideration therefore lies in the impact of the proposal on the character and appearance of the countryside.

The existing caravan storage site is not visible from the A444 which runs parallel to the west of the site, as this part of the site is screened by existing buildings and the land falls in an easterly direction away from the farm house, the site is also screened by existing buildings to the south. Any visibility of the site from the north could be appropriately mitigated though the provision of an appropriate landscaping scheme to the north of the site such that the impact of the proposal on the countryside would be minimised to an acceptable degree.

The existing site is surrounded to its western and northern boundary by a 1.8m high close boarded fence. No details of the proposed boundary treatment have been supplied by the applicant, although the hedge along the eastern boundary of the existing storage site is proposed for retention. The conditioning of soft and hard landscaping and boundary treatments can be conditioned to ensure that they appropriate for the site's rural setting and would not harm the rural character of the area.

Overall the proposal is considered to be acceptable in principle, and subject to the securing of additional landscaping and an appropriate boundary treatment by condition the proposal the proposal is not considered to give rise to undue impacts on the local landscape. However it is considered that this would be the limit to which the site could be extended without detrimentally impacting the appearance of the countryside and its proximity to a protected area of woodland (TPO No.88) to the east of the site.

## **Recommendation**

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and

Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

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| Recommendation made: | 31/10/2019      |
| Report agreed:       | 31/10/2019      |
| Authorised officer:  | Richard Stewart |

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