
Delegated report Officer: Jenny Blair

Application ref. DMPA/2021/1685

Retrospective application to erect steel frame roofs over existing silage clamps at Foxfields Farm, Unnamed Road From The Green To Radbourne Common, Radbourne, Derby, DE6 4LY

Valid date: 04/11/2021

Consults expired: 18/02/2022

EIA development? No

Section 106 agreement? Not required

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

Relevant planning history

DMPN/2021/0868 - Prior Notification for the erection of a modern designed steel portal framed agricultural building.

Responses to consultations and publicity

Comments were received from the following consultees:

Lead Local Flood Authority

Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 14 January 2022. Due to the nature and scope of the application the Lead Local Flood Authority (LLFA) has no formal comment to make and would refer the applicant to our informative notes.

Council's Conservation Officer

My assessment is that the structure is larger than other storage buildings on surrounding farmsteads. It is also in direct sightline from Radbourne Hall, indeed there is an open section of hedge directly in front of the drive to the structure which I pulled into, and there were open views of the Hall – probably the best glance I managed to get.

That being said, the tone of the materials, and the open element of the upper section of the building do reduce the visual impact. Overall, I viewed it as appropriate for the agricultural setting. If we were receiving this as a proposal, I may suggest splitting into two smaller units rather than the large roof expanse. However, the elevation that is directly across from Radbourne Hall would not be affected by such a change.

No further comments were received in relation to this application.

Relevant policy, guidance and/or legislation

The relevant Development Plan policies are:

2016 Local Plan Part 1: S1 (Sustainable Growth Strategy); S2 (Presumption in Favour of Sustainable Development); SD2 (Flood Risk); BNE1 (Design Excellence); BNE2 (Heritage Assets); BNE4 (Landscape Character and Local Distinctiveness).

2017 Local Plan Part 2: BNE6 (Agricultural Development).

The relevant local guidance is:

South Derbyshire Design Guide Supplementary Planning Document (SPD) 2017

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 issues central to the determination of this application are:

- The principle of development;
- The effect of the proposal on flood risk and surface water;
- The effect of the proposal on the environment and landscape;
- The effect of the proposal on heritage assets.

Planning assessment

This application is for the retrospective erection of a steel triple framed, part-open-sided agricultural building, which covers an existing concrete based open feed store and silage clamps. The cover that this large agricultural building will provide, is specifically intended to reduce surface water run off that would have come into contact with silage to improve water quality in the surrounding watercourses. This environmental control of surface water is supported by the government grants available to farmers. Each element of the planning considerations will be addressed in turn:

The principle of the development

Local Plan Part 2 Policy BNE6 supports agricultural development providing that i) it is suitable for its intended purpose; and ii) it is of an appropriate scale and design; and iii) it is sited in proximity to existing agricultural buildings, wherever practicable; and iv) appropriate landscape mitigation is included where necessary.

It is considered that the proposed development, is suitable for its intended purpose to provide a roof over the existing agricultural use for the purpose of improving water quality. The scale of the development is relatively large, but this is to accommodate the existing use, and does not appear to be larger than required. The proposed development is sited adjacent to an existing barn of a similar height and design, and it does not look uncharacteristic in the agricultural landscape, therefore landscape mitigation is not deemed necessary. For these reasons it is considered that the proposal is in accordance with Policy BNE6, S1 and S2.

The effect of the proposal on flood risk and surface water

The site lies within Flood Zone 1 and is therefore not in an area at risk of flooding. In terms of surface water run off, the LLFA have referred to their informative notes which are noted. Previously surface water would have run off the hard surface of the concrete feed store and silage clamps on to the surrounding site, and therefore the situation in terms of the method of surface water run off has not changed. The surface water, should however, now be considerably cleaner as it will come into contact with fewer pollutants, which is the purpose for the proposed agricultural building.

The effect of the proposal on the environment and landscape

The covering of the silage clamps is expected improve water quality and prevent the leaching of animal waste and associated nutrients into the aquatic environment, which is likely to result in a positive effect on the environment.

The proposed development is of a considerable size, with a footprint of 1,345 square metres, and height of 7.3 metres at its highest point. However, it has been sited adjacent next to an existing barn of a similar height which reduces the overall impact at the farm. It is also close to the farmhouse of Foxfields Farm, rather than in an isolated location in the countryside. The Conservation Officer also acknowledged that the agricultural building is larger than other agricultural buildings on nearby farmsteads, but that the tone of the materials, and the open element of the upper section of the building do reduce the visual impact. Overall it is considered it is appropriate for the agricultural setting. It is therefore deemed to be in accordance with Policy BNE4.

The effect of the proposal on heritage assets

The proposed development would be visible from Radbourne Hall, a Grade I listed country house and therefore views of the Conservation Officer were sought. It was acknowledged that the proposal is in direct sightline from Radbourne Hall, albeit approximately 1.4km distance away. As stated previously, it is considered that the open element of the upper section of the building do reduce the visual impact, and that overall it is considered appropriate for the agricultural setting. The proposal is therefore in accordance with Policy BNE2.

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.

Recommendation made:	03/03/2022
Report agreed:	13/03/2022
Authorised officer:	Steffan Saunders
