



Forest Heath
District Council

DEV/FH/17/036

Development Control Committee 4 October 2017

Planning Application DC/17/1356/FUL – Old Harris Farm House, Harris Farm, Burnt Fen Turnpike, Burnt Fen

Date Registered:	24.07.2017	Expiry Date:	23.10.2017
Case Officer:	Jonny Rankin	Recommendation:	Approve Application
Parish:	Beck Row	Ward:	Eriswell and the Rows
Proposal:	Planning Application - 1no. Agricultural storage barn		
Site:	Old Harris Farm House, Harris Farm, Burnt Fen Turnpike		
Applicant:	Mr Jonathan Waters		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

This application is before Members as the applicant is related to a Forest Heath District Councillor.

The application is recommended for **APPROVAL**.

Proposal:

1. Planning permission is sought for 1no. Agricultural storage barn with a footprint of 45.7m x 25m with a height to the eaves line of 7.4m and 10.8m to the ridgeline of the pitched roof.

Site Details:

2. The application site is a farm accessed via Burnt Fen Turnpike and situated within the Countryside and Flood Zone 2 / 3.

Planning History:

3. Reference	Proposal	Status	Received Date	Decision Date
F/75/351	Conversion of existing garage to dwelling accommodation and erection of new garage	Application Approved	30.05.1975	25.07.1975
F/80/382	Agricultural workers bungalow and garage	Approve with Conditions	30.04.1980	25.06.1980
F/79/829	Two agricultural dwellings and two garages.	Approve with Conditions	04.01.1980	29.02.1980

Consultations:

4. Burnt Fen Internal Drainage Board - The Board's system does not have the residual capacity to accept direct discharges. All surface water discharges are required to be limited to the Board's greenfield run-off rate of 1/11/s/ha. Under the Board's Byelaws, all new discharges require the prior consent of this Board. This is in addition to any planning permission granted for the site.

5. Suffolk County Council Floods - Currently SCC Flood & Water Management recommend a holding objection as the drainage strategy is not acceptable and does not meet national (NPPF & BS8582) and local standards. The site is located within an Internal Drainage Board who have strict rules regarding surface water disposal to their watercourses. Usually the IDB set a discharge rate of 1.1l/s/ha. Currently the proposed discharge rates are not acceptable and this could lead to increase in flood risk downstream which is in contravention of the NPPF. Drainage strategy should be amended to suit the IDB local standards. SCC recommend that the site provides betterment by discharging the existing and new development together at a restricted rate of 5l/s to suit the IDB and also not cause blockages within flow control devices. Attenuation storage shall have to be amended and SCC advise the use of open basins as per the current proposal. An initial estimate of between 355m³ and 461m³ of storage is required based on a contributing area of 0.77ha for the 100yr+20% storm event.
6. Environment Agency - We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). The IDB should therefore be consulted. We have no objection to the proposed development on flood risk grounds.
7. Natural England - Statutory nature conservation sites - no objection. Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Representations:

8. Beck Row Parish Council – no comments received

Policy:

9. Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM5 Development in the Countryside

Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Policy DM13 Landscape Features

Core Strategy Policy CS2 - Natural Environment

Core Strategy Policy CS3 - Landscape character and the historic environment

Core Strategy Policy CS5 - Design quality and local distinctiveness

Other Planning Policy:

10. National Planning Policy Framework (2012).

National Planning Practice Guidance.

Officer Comment:

11. The issues to be considered within this application are:

- Landscape and Visual Impact
- Highway Safety
- Residential Amenity
- Biodiversity
- Flood Risk

Landscape and Visual Impact

12. The proposed agricultural storage barn would be adjacent to existing, comparably sized agricultural buildings on the site and would be read in conjunction with the existing barns and agricultural units. The store would therefore appear in the context of the existing farmstead, as opposed to being an isolated structure in the landscape. Whilst a large building, the store is considered to be of a typical scale and form for its function and there are structures of a similar size and appearance in close proximity. The barn is in the lea of the existing building and tree-lined Farmhouse when viewed from the west and the A1101 looking across Burnt Fen offering screening. Beyond the application site is a second farmstead accessed via the same access track offering a comparable background and in keeping with the loose pattern of farmsteads / agricultural buildings in the area. Given the nature of the proposal and this existing context, the building is not considered to have an adverse impact on the surrounding landscape.

Highway Safety

13. The submitted Design and Access Statement confirms the proposal will utilise the entrance/exit currently on site via the A1101, the vehicles which are proposed to be stored are already onsite and on an area of hardstanding. Accordingly, the proposal will not result in a significant increase in traffic at the site or require any alterations to the existing road network and no concerns have been raised by County Highways.

Residential Amenity

14. The nearest dwelling to the site is the Harris Farm farmhouse at approximately 80m to the west, this property will not receive views of the proposed barn given the intervening vegetation and existing agricultural buildings. Given this separation distance and screening the proposal is not considered to give rise to any adverse amenity issues.

Biodiversity

15. The site falls within a SSSI Impact Risk Zone, however, no objections to the proposal have been received from Natural England. It is not anticipated that the proposal would have a harmful impact on biodiversity interests in this case.

Flood Risk

16. The Environment Agency have no objection in respect of Flood Risk and refer to the relevant Internal Drainage Board thereafter. The Burnt Fen Internal Drainage Board requires a run-off rate of 1/11/s/ha. Suffolk County Council Floods have responded reiterating the requirement for the same discharge rate as the Burnt Fen Internal Drainage Board. Further comments are awaited from the Internal Drainage Board and a verbal update will be provided at committee.

Conclusion:

17. In conclusion the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

18. It is recommended that planning permission be **GRANTED** subject to the following conditions:

1. 01A Time Limit Detailed
2. 14FP Approved Plans

Informatives:

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have

worked with the applicant to resolve any problems or issues arising. In this case the application could be approved without negotiation or amendment so there was no need to work with the applicant.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSD036PDHPT00>

Case Officer: Jonny Rankin Date: 21st September, 2017