

MC/19/2931

Date Received: 6 November 2019

Location: Satis House Cooling Street Cliffe Rochester

Proposal: Construction of an agricultural barn

Applicant Mr Simon Warwood

Agent Design Quarter UK Ltd.
Mr Nick Mumby B6-B7 The Admirals Office
Main Gate Road
The Historic Dockyard
Chatham
ME4 4TZ

Ward: Strood Rural Ward

Case Officer: Doug Coleman

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 5th February 2020.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: 776/PL/01_1 and 776/PL/02 received on 6 November 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 Prior to the bringing into use of the development herein approved, full details of any soft landscape works surrounding the building including tree planting and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) the agricultural building herein approved shall remain in use as an agricultural barn and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of protecting the countryside and amenity, in accordance with Policies BNE2 and BNE25 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application relates to a site of 7.3 ha (18.2 acres) bounded by Cooling Street to the west, an unnamed road to the north and east and farmland to the south. The site is predominantly open farmland, apart from the south-western corner which is occupied by several buildings. The main building is Satis House formerly the Staff of Life PH, which fronts onto Cooling Street.

The proposal is to construct an agricultural barn on the land. The proposed barn would be sited close to the southern boundary, approx. 260m from Cooling Street, 150m from the

road to the east, and 120m from the road to the north. It would measure approx. 30m wide by 11m deep, with an eaves height of 5m and a ridge height of 7m. The building would be constructed in part block to a height of 2.5m with corrugated sheet cladding above and on the roof, and steel barn doors.

It is submitted that the barn would be used for the storage of feed agricultural equipment and vehicles.

The applicant has provided information confirming that he initially purchased the house and its curtilage and subsequently purchased more land from a local farmer in 2006 and 2008, which includes the land on which the proposed barn in to be built. The land has always been in agricultural use and has been used by the applicant for pig breeding since 2005, and subsequently for rearing sheep since 2006/2007, with occasional grazing by cattle and goats. The applicant also grows hay crop to feed the animals over the winter period.

Relevant Planning History

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| MC/08/1513 | Details pursuant to condition 01 on planning consent MC2008/1077 for Retrospective application for construction of a stable and field shelter |
| MC2008/1077 | Retrospective application for construction of a stable and field shelter Approved 22 August 2008 |
| MC2003/2546 | Conversion of ground floor into residential annex, office and games room Approved 8 March 2004 |
| MC/00/1572 | Change of use of partly constructed building and chalet to stables/workshop and tractor shed and use of land as pasture. Approved 22 January 2001 |
| MC/99/5564 | Outline Application for the demolition of existing rear extension and construction of a detached dwelling. Refused 12 October 1999 |

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. **Cliffe and Cliffe Woods Parish Council** has also been consulted.

No objection has been received from neighbouring residents.

Cliffe and Cliffe Woods Parish Council has concerns about the development and would like to see the developer move the building closer to existing buildings rather than standing out in the middle of the field. We would also wish to see a stronger case for the

establishment of the agricultural building and a clearer description of the main access routes to ensure local footpaths are not negatively impacted.

The Dickens Country Protection Society has written questioning whether the land controlled by the applicant justifies the erection of a barn.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

Planning Appraisal

Principle

The site is in open countryside, where Policy BNE25 of the Local Plan contains a presumption against development unless certain specified criteria apply, one of which is that the development essentially demands a countryside location (such as agriculture), which would apply in this case.

The land is currently in use as a farm and agriculture land. The applicant has provided information confirming that he initially purchased the house and its curtilage and subsequently purchased more land from the neighbouring local farmer in 2006 and 2008, which includes the land on which the proposed barn is to be built. The land has always been in agricultural use and has been used by the applicant for pig breeding since 2005, and for rearing sheep since 2006/2007, with occasional grazing by cattle and goats. The applicant also grows hay crop to feed the animals over the winter period.

Based on the above, it is considered that the proposed building for agricultural use would be acceptable.

The proposal would comply with Policy BNE25(iii) of the Local Plan.

Design and appearance and impact on the countryside

Policy BNE25 also states that development will only be permitted if it maintains, and wherever possible enhances, the character, amenity and functioning of the countryside, including the river environment of the Medway and Thames.

Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by:

a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

The building would be located close to the southern boundary, a considerable distance from any public highway and from neighbouring residential properties to the west. Whilst it is acknowledged that it is likely to be noticeable however, given its position within the land, the considerable distances to the public highways to the north and west, it is considered that the building would be seen in the background of other existing buildings and as such would not be detrimental to the appearance of the area. Notwithstanding, it is recommended that the details of the material is secured by condition and that the area surrounding the building is landscaped to further mitigate its presence within the land. Subject to an appropriate condition in this regard, no objection is raised in terms of impact on the character and appearance of the countryside under Policy BNE25 of the Local Plan and Paragraph 170 of the NPPF

Amenity

The nearest residential properties to the proposed building would be over 200m away. The proposal would not, therefore raise any issues in terms of neighbour amenity under Policy BNE2 of the Local Plan and Paragraph 127f of the NPPF.

Highways

There are no proposals to alter the access to the site and the land would be accessed by vehicle as current arrangement. As such, there are no highway issues raised by this application.

Local Finance Considerations

There are no local finance considerations raised by this application.

Conclusions and Reasons for Approval

As the proposal is for an agricultural building, the principle of the development in the countryside is acceptable. It is considered that the proposed development would not adversely affect the character, amenity and functioning of the countryside or any residential properties. The proposal would, therefore, comply with Policies BNE2 and BNE25 of the Medway Local Plan 2003 and paragraphs 127F and 170 of the NPPF and is recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the representation received from Cliffe and Cliffe Woods Parish Council expressing concerns contrary to officer's recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>