



Committee Report

Planning Committee South – 27 February 2024

Application no DC/23/2120/FUL

Location

Land At Pages Hill
Alderton Road
Hollesey
IP12 3RN

Expiry date 21 July 2023

Application type Full Application

Applicant Mr J Leggett

Parish Hollesley

Proposal Erection of new agricultural machine store and workshop

Case Officer Eleanor Attwood

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1. Summary

- 1.1. This application seeks planning permission for the erection of a new agricultural machine store and workshop on land at Pages Hill, Alderton Road, Hollesley.
- 1.2. The application was presented to the Referral Panel on 16 January 2024 as the parish council objected to the scheme, contrary to officers' recommendation of approval. The Panel voted in favour of escalating the application to Planning Committee South.

2. Site Description

- 2.1 The application site is within a small parcel of land which is adjacent to residential properties to the east and west and an agricultural field to the north. The application site is accessed off Lodge Road, via an existing unmade access.

- 2.2 The application site is located to the rear of residential properties at Pages Hill, and a number of these properties have access to the parcel of land via garden gates. It appears that the parcel of land is used for parking and other uses associated with those dwellings. To the west of the site is another dwelling, which sits at a lower ground level in relation to the site.
- 2.3 The application site is situated at an elevated position in relation to the highway. The site is located within the Suffolk and Essex Coast and Heaths National Landscape (formerly referred to as the Suffolk Coasts and Heaths AONB).

3. Proposal

- 3.1 This application seeks permission for the erection of new agricultural machine store and workshop. The building will be used for storage of small items of farm equipment and light machinery only.
- 3.2 The building will be 8.1 metres by 8.1 metres, with a height of 4.07 metres. The roof and walls will be corrugated sheeting.

4. Consultees

Third Party Representations

- 4.1 No third-party responses have been received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Hollesley Parish Council	2 June 2023	19 June 2023
<p>Summary of comments: "With reference to the above application, Hollesley Parish Council would like to object on the following material planning grounds:</p> <p>1) Access - The Councillors consider the access to this proposed development to be in a dangerous location. The Location Plan shows the entrance/exit right on top of the junction of Lodge Road with Alderton Road. Large agricultural vehicles will be exiting this facility on top of a junction. In addition, this junction is notorious for being very sandy and a danger to motorcyclists; and vehicles exiting this facility will only bring more sand on to the road.</p> <p>2) Street Scene - The location of the store/workshop is on a hill and it will therefore be very visible from the highway, spoiling the street scene, especially as Hollesley is totally within the Suffolk Coast and Heaths AONB."</p>		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	2 June 2023	3 July 2023
<p>Summary of comments:</p> <p>“For Suffolk County Council to assess the application, further information will be required to advise whether the proposal would be deemed acceptable or not.</p> <p>The Parish Council's concerns regarding the access have been noted and we share these concerns. The existing access is in a poor location with poor visibility, this affords more potential conflicts at the D Junction given it's close proximity. We have taken into account that vehicle movements may be relatively low, however, in situations whereby existing accesses are substandard; opportunities should be taken to improve access arrangements through the planning process. Therefore, the following considerations would need to be submitted for review:</p> <ol style="list-style-type: none">1. The applicant should consider stopping up the existing access and explore the idea of creating a new access onto Alderton Road away from the D Junction. Any plan demonstrating this should include the maximum amount of visibility splays. These should be drawn 2.4 metres back from the carriageway edge at the centre of the access and drawn to the nearside edge. Nothing over the height of 0.6 metres can be included within the splays.2. Clarification is required regarding the vehicle movements for the existing and proposed uses to understand whether there will be an intensification of the existing vehicular access.3. Clarification is required on the extent of the applicant's land ownership. This should be illustrated on the site location plan with a blue line and a red line for the application site. <p>Until the above concerns have been addressed, a holding objection to the proposal will be maintained.”</p>		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	2 June 2023	No response
<p>Summary of comments:</p> <p>No response received.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	2 June 2023	4 October 2023
<p>Summary of comments:</p> <p>Following further information from the Agent, the Environmental Protection Team have recommended a condition to ensure that there will be no noise making activities on the site.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	2 June 2023	16 June 2023
<p>Summary of comments: "I have noted the details provided with this application for the construction of an agricultural machinery store, and whilst having due regard for the location of the site within the AONB designated landscape, I do not consider that the new farm building will give rise to notably adverse impacts on local landscape character. The site location is reasonably well screened by existing hedgerows and also sits between existing residential properties albeit on higher ground than the property to the west, and further, this is a farm building in a farmed landscape and so carries a good degree of landscape character association. I do not consider that there are sufficient grounds for objection on landscape related grounds."</p>		

Reconsultation consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	21 July 2023	9 August 2023
<p>Summary of comments: Holding objection as per comments submitted on 03.07.2023.</p>		

Consultee	Date consulted	Date reply received
SCC Highways Department	11 October 2023	30 November 2023
<p>Summary of comments: Recommend conditions for visibility splays, surfacing and discharge of surface water.</p>		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 16 June 2023

Expiry date: 7 July 2023

5. Planning policy

National Planning Policy Framework 2023

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP4.5 - Economic Development in Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

Principle of Development

6.1 The application site is located within the countryside for the purposes of planning. The proposal is for an agricultural building for storage of small items of farm equipment and light machinery only.

6.2 Policy SCLP4.5 relates to economic development in rural areas. Under this policy proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported. Proposals will be supported where:

- a) They accord with the vision of any relevant Neighbourhood Plan in the area;*
- b) The scale of the enterprises accords with the Settlement Hierarchy;*
- c) The design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, the AONB and its setting or the natural or historic environment;*
- d) Small scale agricultural diversification schemes make good use of previously developed land; and*
- e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.*

Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist.

The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently will be supported.

6.3 The site is not covered by a Neighbourhood Plan.

6.4 The site is located within the countryside, in a rural area. The small agricultural building is of a scale which accords with the settlement hierarchy.

6.5 The proposal is not for an agricultural diversification scheme.

Design, Visual Amenity and Policy SCLP4.5(c)

- 6.6 The application site is located within the Suffolk and Essex Coast and Heaths National Landscape (formerly referred to as the Suffolk Coasts and Heaths AONB). The site is at an elevated position in relation to Lodge Road and the proposed building will be visible from Lodge Road. However, the site is well screened on Alderton Road.
- 6.7 The proposed building is relatively modest in size, and the design and materials are fairly common for agricultural buildings. It is not considered that the new farm building will give rise to notably adverse impacts on the local landscape character. The site location is reasonably well screened by existing hedgerows and also sits between existing residential properties, albeit on higher ground than the property to the west. In addition, this is a farm building in a farmed landscape and so carries a good degree of landscape character association.
- 6.8 The proposed building will be situated at an elevated position in relation to the highway and will be visible from Lodge Road. However, it will be set back at a significant distance from the highway, and it will be viewed in the context of the existing dwellings and vegetation. It is not considered that the proposed building will result in a dominant addition to the streetscene. The addition of a modest agricultural building within the rural landscape is not considered to result in significant adverse impacts on the streetscene.
- 6.9 Overall, it is considered that the design and appearance of the building are acceptable, with an acceptable impact on the character of the surrounding area and landscape, the National Landscape and its setting, and the natural and historic environment. The application complies with policies SCLP 4.5 (c), SCLP10.4 and SCLP11.1.

Residential Amenity

- 6.10 Due to the scale and position of the building, it is considered that the building will not have significant impact on the amenity of dwellings through impact to daylight/sunlight.
- 6.11 The building will be at an elevated position in relation to Tythe Barn. However, due to the scale of the building and distance from the dwelling, it is not considered that the agricultural building will have an overbearing impact on the dwelling, and the physical relationship is considered to be acceptable.
- 6.12 The dwellings to the east are two-storey and on a similar ground level to the proposed building. Therefore, it is not considered that the agricultural building will have an overbearing impact on the dwellings at Pages Hill.
- 6.13 It has been confirmed that the building is to be used for storage of small items of farm equipment and light machinery only, with no noise making activities on site. There will be some increase to vehicular movement, however, the Agent has advised that the development will generate only 3 or 4 vehicle movements a week and it is noted that the parcel of land is already used by residents for parking. It is considered that the proposed use and associated vehicle movements will not have significant adverse impact on residential amenity through noise or disturbance. However, it is recommended that a condition be attached to any grant of approval which requires that the building is only used for storage purposes.

6.14 Overall, it is considered that the building will not result in significant harm to residential amenity through loss of light, noise, disturbance, overbearing impact or other. The application complies with policy SCLP11.2.

Highway Safety

6.15 The Highways Authority initially submitted a holding objection due to concerns about the suitability of the existing access. The applicant has provided further information on the use of the building, traffic movements and visibility splays. Following receipt of additional information, the Highways Authority have revised their recommendation, to remove their holding objection and recommend a number of conditions.

6.16 The Highways Authority have recommended conditions relating to the provision of visibility splays, surfacing of the access and discharge of surface water for the access.

6.17 The NPPF sets out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations (para. 55). Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects (para. 56).

6.18 Officers have considered the recommended conditions but do not consider that it would be necessary or reasonable to include them. The access has been in situ for many years and is used by residents to access the parcel of land for informal parking. The Agent has advised that the development will generate only 3 or 4 vehicle movements a week. As the access has existed and been in use for a number of years and, as the vehicle movements are expected to be low, it is not considered reasonable in this case to require works to be undertaken to the access.

6.19 In addition to this, the conditions would result in a more formal appearance for the access. The site is located in a rural area, and the existing access has a rural and agricultural character. Laying a hard surface on the access and incorporating drainage would alter the appearance and character of the access, which would erode some of the rural character of the area.

7. Conclusion

7.1 This application is acceptable in terms of all material planning considerations and complies with policies SCLP4.5, SCLP10.4, SCLP11.1 and SCLP11.2.

8. Recommendation

8.1 Approve subject to the conditions below.

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with 22210 6A received 20.07.2023, and 22210 2A received 26.05.2023, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. The hereby approved building shall only be used to store tools, machinery, equipment and vehicles for agricultural purposes, and for no other purpose.

Reason: The Local Planning Authority would not approve the building other than for purposes associated with the use and maintenance of agricultural land.

Informatives:

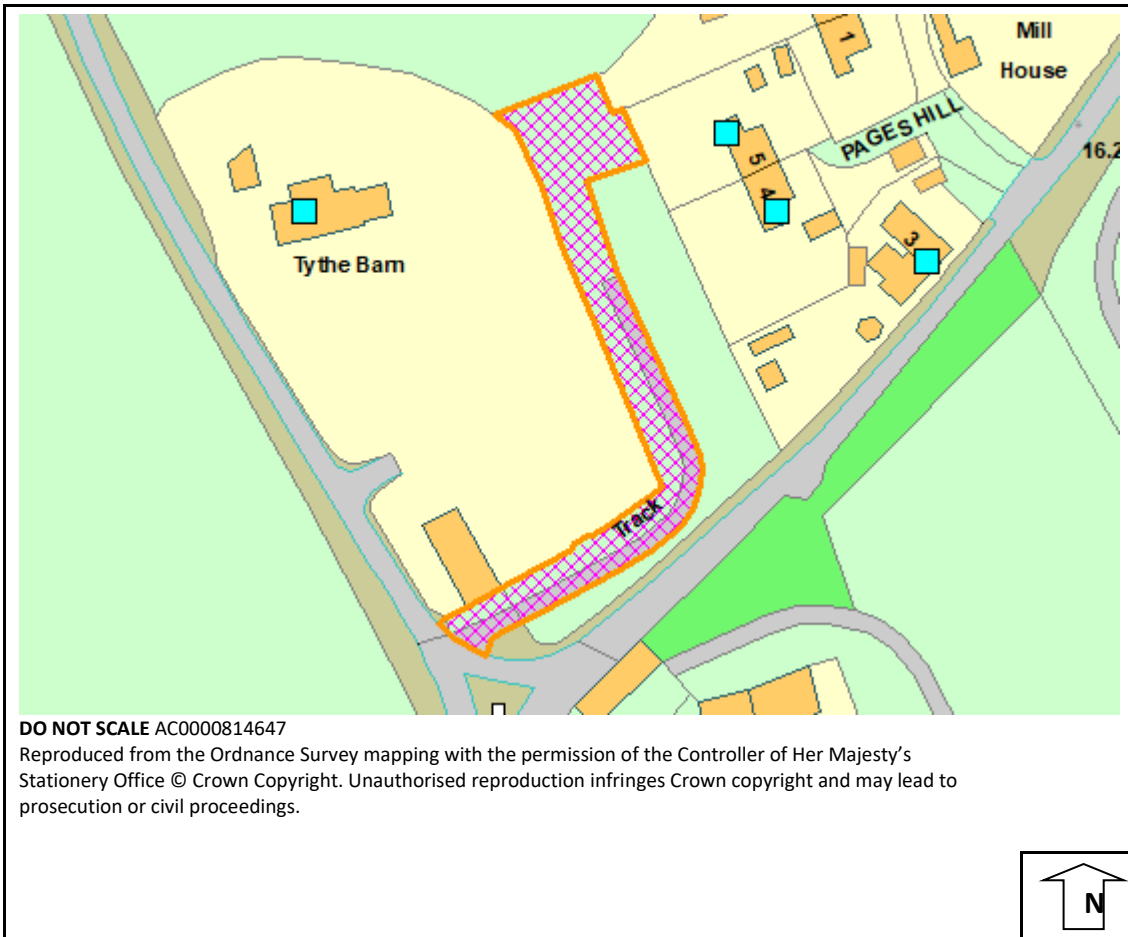
1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing, all works within the public highway shall be carried out by Suffolk County Council or its agents at the applicant's expense.

Background information

See application reference DC/23/2120/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support