



Committee Report

Planning Committee - 13 October 2020

Application no DC/20/2327/FUL

Location

Beech Tree Farm
East Green
Kelsale Cum Carlton
Suffolk
IP17 2PH

Expiry date 31 August 2020
Application type Full Application
Applicant Keith Beacham

Parish Kelsale Cum Carlton

Proposal 4.6m x 15.46m Lean-to extension to existing barn and 14.4m x 7.29m new shed to fit between two existing barns, for the storage of hay and farm equipment. Area is currently used for the storage of farm equipment.

Case Officer Jamie Behling
01394 444412
Jamie.Behling@eastsuffolk.gov.uk

1. Summary

- 1.1 The proposed development seeks permission to extend an existing barn sideways and erect a shed that will connect the two existing parallel barns on site.
- 1.2 This application has been brought before the committee due to the applicant being related to a member of staff of East Suffolk Council. As the proposal complies with policy and there have been no objections from the parish or any statutory consultees, officers are recommending that the application be supported.

2. Site description

- 2.1 The site is a plot of land set back and hidden from the road by a long private dirt track. This track passes the farmhouse of Beech Tree Farm, which is a grade II listed building, before

arriving at the two existing agricultural barns in a separate plot of land outside of the curtilage of the house itself. This plot of land is surrounded by dense vegetation with no public rights of way in close proximity, limiting views of the site.

- 2.2 The first barn was built in 1997 for the housing of sheep, hay/straw and agricultural machinery whilst the second barn was built in 2002 for the further storage of agricultural machinery. Barn one to the west is a larger steel box section design whilst barn two is of a similar footprint but less tall made from concrete block and Yorkshire boarding.

3. Proposal

- 3.1 The proposal seeks to extend Barn one sideways infilling part of the space between the two barns in a lean to form, 4.6m x 15.46m, following the pitch of the existing roof and using matching materials.
- 3.2 An open shed 14.4m x 7.29m, made from concrete block with a cement fibre roof also proposed to be positioned across the back of the two barns connecting them together in a U formation. The extension and shed will be used for the storage of hay and farm equipment.

4. Consultations/comments

- 4.1 No third-party representations received.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Kelsale-cum-Carlton Parish Council	7 July 2020	30 July 2020
Summary of comments: Kelsale Cum Carlton Parish Council "The Parish Council are in support of this application."		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	7 July 2020	No response
Summary of comments: No comments received.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	7 July 2020	24 July 2020
Summary of comments: No objections.		

6. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Affects Setting of Listed Building	16 July 2020	6 August 2020	East Anglian Daily Times

7. Planning policy

National Planning Policy Framework

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

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

8. Planning considerations

Planning Considerations - Principle

8.1 The site is considered within the countryside and its use class is agricultural. The extension of this building for further agricultural storage would be considered acceptable in principle as no material change to the use of the site would take place. The plot is large enough for expansion without being considered over development with only minor impacts to the surrounding area. The proposal would not significantly increase the scale of the business or traffic to and from the site and therefore the impact on the wider area would be negligible.

Planning Considerations - Visual Amenity, Street Scene and Landscape

8.2 For agricultural Buildings and Structures in the countryside, it is paramount that any new structures do not intrude materially into the landscape. The site is well screened from all aspects due to the dense hedgerows surrounding the plot and being set approx. 165 metres from the nearest public highway. The surrounding vegetation is higher than the barns and therefore they do not appear within the wider landscape or contribute to the setting of the listed farmhouse. The proposed extension and shed are lower than the highest point of Barn one (the larger barn) and therefore will not dominate the appearance of the site and are sympathetic to the existing building massing, infilling between the two barns. The form of

the buildings are of an agricultural appearance and would blend into the character of the site using similar materials and design features.

- 8.3 The proposed buildings are of an appropriate scale and design so as to not result in an overly dominant development, and whilst it is a large building, the plot is of a size to be able to take it comfortably. The proposal therefore also complies with policy SCLP11.1 of the Local Plan. There would be no harm to the significance of the listed farmhouse.

Planning Considerations - Residential Amenity

- 8.4 Due to the location and the nature of the proposal it is considered that there would be no harm to the amenity of the neighbouring properties and the other land uses. The proposal is therefore considered to be in conformity with Policy SCLP11.2 of the Local Plan.

9. Conclusion

- 9.1 The buildings are considered to be reasonably necessary for agricultural purposes that would permit the principle of such a development in the countryside and of an appropriate design and location such that it would not have a significantly detrimental impact on the wider countryside. It would therefore accord with the planning policy listed above.

10. Recommendation

- 10.1 The application is recommended for approval.

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 Site Plan received 26/06/2020 and Proposed Plans received 07/07/2020, 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 permitted building(s) shall only be used for agricultural purposes, and for no other uses (including any other order specified in the Use Classes Order and/or any other use which maybe permitted through The Town and Country Planning (General Permitted Development) (England) Order 2015, or any orders revoking or redacting those Orders).
Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment, as this building is located in the countryside.

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.

Background Papers

See application reference DC/20/2327/FUL on [Public Access](#)

Map



DO NOT SCALE SLA100019684

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Key



Notified, no comments received



Objection



Representation



Support