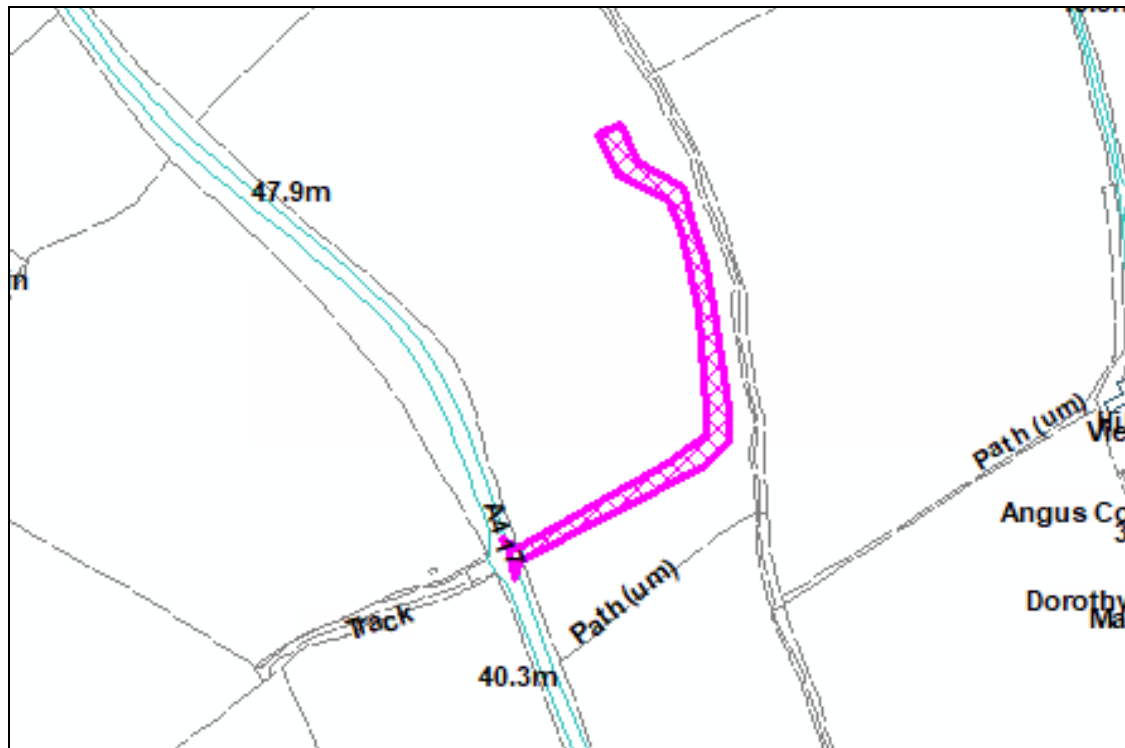


Planning Committee

Date	18 April 2023
Case Officer	Bob Ristic
Application No.	22/00893/FUL
Site Location	Astmans Farm Poultry Unit, Maisemore
Proposal	Erection of a general-purpose agricultural storage building.
Ward	Highnam With Haw Bridge
Parish	Maisemore
Appendices	Site location plan Site layout plan Proposed plans
Reason for Referral to Committee	The application requires a Committee determination as the development is connected to a serving Member of the Council.
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RG4X2EQDL8R00>

- 1.1 The application seeks planning permission for a general-purpose agricultural storage building pertaining to the adjacent livestock units at the site as shown on the Proposed Layout Plan.
- 1.2 The proposed building would measure 18 metres in length, 10 metres in width and an overall height of 5.97 metres as shown on the Proposed Plans.
- 1.3 The building would be of a steel frame construction, with the walls comprising concrete panels with a polyester coated steel (olive green) profile sheeting above. The roof would also be clad with polyester coated steel (olive green) profile sheeting above. This would match the adjacent building.

2. Site Description

- 2.1 The application site is located to the east of the A417, approximately 700 metres northwest of the Settlement Boundary to Maisemore and 300 metres south east of Overton Farm. The site comprises a broadly rectangular parcel of land within the northern part of a larger field parcel as shown on the Location Plan.
- 2.2 The site slopes down to the south east and lies within Flood Zone 1. A public footpath EMA11 runs along the southern part of the site and footpath EMA 25 runs along the eastern boundary of the site, adjacent to a watercourse.
- 2.3 The site presently comprises two poultry units and associated infrastructure, and planning permission was granted last year (22/00167/FUL) for a further two units and associated works.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
18/01162/FUL	Erection of 2 No. agricultural buildings for poultry rearing with associated infrastructure and new highway access.	PER	19.06.2019
19/00104/CONDIS	Application for approval of details subject to conditions 3 (building materials), 4 (surfacing materials), 17 (drainage details), 19 (external lighting), of the planning application ref number 18/01162/FUL	DISCHA	05.03.2020
21/00870/FUL	Erection of 2 No. additional poultry houses and associated infrastructure on existing poultry farm.	WDN	11.02.2022

22/00167/FUL	Erection of 2 No. additional poultry houses with air scrubbing units and associated infrastructure on established poultry farm (resubmission of 21/00870/FUL)	PER	22.07.2022
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4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 Maisemore Parish Council – No objection
- 4.2 Gloucestershire Highways – No objections
- 4.3 Environmental Health officer – No objections

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1 The application has been publicised through the posting of a site notice for a period of 21 days.
- 5.2 No public representations have been received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SD1 Employment Except Retail Development
- Policy SD6 Landscape
- Policy SD14 Health and Environmental Quality
- Policy INF1 Transport Network
- Policy INF2 Flood Risk Management

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- Policy AGR1 Agricultural development
- Policy AGR2 Agricultural Diversification
- Policy LAN2 Landscape Character
- Policy NAT2 The Water Environment
- Policy ENV2 Flood Risk and Water Management
- TRAC9 Parking Provision

6.5 Neighbourhood Plan

None

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Principle of development

- 8.1** Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. In respect to the rural economy paragraph 84 of the NPPF states that planning decisions should, inter alia, enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses

- 8.2** Policy SD1 of the JCS sets out that employment related development will be supported where it is located within or adjacent to a settlement or existing employment area and is of an appropriate scale and character; and farm diversification projects which are of an appropriate scale and use. Policy AGR1 of the Tewkesbury Borough Local Plan (TBP) sets out that new agricultural development including intensive and industrial scale agricultural operations will be permitted provided that the development is reasonably necessary, is well sited in relation to existing structures and landscaping, is sympathetic in design and there are no adverse impacts. Furthermore, policy AGR2 supports agricultural diversification.
- 8.3** It is considered that principle of the proposed agricultural storage building in this location and in association with an existing enterprise is acceptable subject to other material planning considerations discussed below.

Landscape impact, layout and design

- 8.4** Policy SD6 of the JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Proposals will have regard to local distinctiveness and historic character of different landscapes and proposals are required to demonstrate how the development will protect landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement area.
- 8.5** Policy AGR1 of the Local Plan requires that proposals for the erection of agricultural buildings should be well sited in relation to existing buildings, ancillary structures and works and landscape features in order to minimise adverse impact on the visual amenity of the locality. Furthermore, that the proposed development should be sympathetically designed in terms of height, mass materials, colour and landscaping where appropriate.
- 8.6** The application site is a sloping field in agricultural use, set within an undulating landscape which is defined by hedgerow field boundaries and the A417 is a dominant feature in the surrounding landscape.
- 8.7** The proposed building would be set adjacent to an existing biomass building which is of a similar appearance and scale and in the context of the wider site comprising substantial poultry sheds and ancillary infrastructure. The proposed design and materials including the use of olive green profiled metal walling and roofing would help the building assimilate into the landscape and would reflect the material and colour of existing buildings at the site.
- 8.8** It is considered that the proposed building would be of an acceptable appearance and would be appropriately sited to minimise the impact on the landscape.

Access and highway safety

- 8.9** Policy INF1 of the JCS requires developers to provide safe and accessible connections to the transport network and all proposals should provide for safe and efficient access to the highway network.
- 8.10** The proposed development would be accessed via the existing site access located to the southwest of the existing development. The County Highways officer has reviewed the proposal and raises no objections. The proposal would not have a severe impact on the operation of the highway network and would not give rise to highway safety issues.

Residential amenity

- 8.11** Policy SD14 of the JCS states that development must cause no unacceptable harm to local amenity including the amenity of neighbouring residents and result in no unacceptable levels of air, noise, water, light or soil pollution.
- 8.12** The building is proposed for agricultural storage and is set a significant distance away from residential properties. Considering the siting and proposed use, the development would not result in any adverse impacts upon the living conditions of nearby residents.

Drainage and flood risk

- 8.13** Policy INF2 of the JCS seeks to prevent development that would be at risk of flooding. Proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site and that the risk of flooding should be minimised by providing resilience and taking into account climate change. For sites of strategic scale, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and effectively mitigated. It also requires new development to incorporate Sustainable Urban Drainage Systems (SUDS) where appropriate to manage surface water drainage. This is reflected in Policy ENV2 of the TBP.
- 8.14** The application sets out how rainwater would be captured and conveyed to the existing attenuation basin. Accordingly, the proposal would not result in an increased risk of flooding within the site or elsewhere and proposed measures would prevent contamination of waters.

9. Conclusion

- 9.1** The proposal would provide an agricultural building for storage in connection with the existing enterprise at the site and would accord with the requirements of Policy AGR1 and AGR2 of the Tewkesbury Borough Plan. Furthermore, the proposal would have an acceptable impact on the landscape, highway safety and drainage and would not result in any identified harms.

10. Recommendation

- 10.1** For the reasons set out above it is recommended that the application be **permitted**.

11. Conditions

- 1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Site Plan A1
- Elevations A1

Except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

12. Informatives

- 1** In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.