

<b>2.5 REFERENCE NO - 19/503515/FULL</b>		
<b>APPLICATION PROPOSAL</b> Proposed cladding of open bays to existing agricultural barns, including insertion of doors to the east and south elevations.		
<b>ADDRESS</b> Rides House Farm Warden Road Eastchurch Sheerness Kent ME12 4HA		
<b>RECOMMENDATION</b> Grant subject to conditions.		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The cladding of the two buildings is considered acceptable in principle and would not cause any significant harm to residential amenity nor would it harm visual amenity or the wider country side.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council objection.		
<b>WARD</b> Sheppey East	<b>PARISH/TOWN COUNCIL</b> Eastchurch	<b>APPLICANT</b> Mr & Mrs W Love <b>AGENT</b> Bloomfields
<b>DECISION DUE DATE</b> 09/09/19		<b>PUBLICITY EXPIRY DATE</b> 19/08/19

**Planning History**

19/503931/FULL

Demolition of conservatory. Erection of a single storey front and single storey rear extension with a raised patio. Hip to gable roof extension with raised ridge and loft conversion with 3 no. roof lights to front and 6 no. dormer windows to rear. Changes to fenestration.  
Pending Consideration Decision Date:

19/503100/FULL

Creation of a new agricultural vehicular entrance and access track (Part retrospective).  
Pending Consideration Decision Date:

19/500979/PNQCLA

Prior notification for the change of use of 2no. agricultural buildings to 2no. dwellinghouses and for associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building.  
Prior approval refused Decision Date: 26.04.2019

18/504437/PNQCLA

Prior notification for the change of use of buildings and land within its curtilage from an agricultural use to two dwelling-houses. For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed.  
Withdrawn Decision Date: 18.10.2018

18/503319/FULL

Demolition of existing detached dwelling and erection of 3 detached dwellings within the curtilage of the existing house. Construction of new vehicular access.

Withdrawn Decision Date: 18.12.2018

SW/00/0144

Conservatory.

Grant of Conditional PP Decision Date: 27.03.2000

SW/99/1097

Conservatory.

Refused Decision Date: 23.12.1999

## **1. DESCRIPTION OF SITE**

1.1 The site is located in the countryside, outside any built up area boundary. The buildings are located to the south west of Rides House Farm adjacent to the main farmyard area. The proposal buildings are accessed off the access track from Warden Road. To the north are open fields in association with the holding with surrounding residential development and farms to the south, east and west.

1.2 Building one measures 8m x 16.5m, has a floor space of 132m<sup>2</sup> and is open on three sides. Building two measures 16m x 9.75m, has a floor space of 156m<sup>2</sup> and is open on two sides. Both buildings are steel framed, clad with blockwork and corrugated fibre cement sheets on the rear elevations and have a corrugated cement fibre roof.

## **2. PROPOSAL**

2.1 This application seeks planning permission for the cladding of the open bays on the existing buildings, including the insertion of doors to the south and east elevation.

2.2 As stated in the planning statement and clarified by the agent the buildings will be used for the storage of hay and straw and machinery and the enclosing of these buildings will help protect these items and keep the buildings secure.

2.3 The cladding will match the existing corrugated fibre cement sheets and blockwork that is currently used on the enclosed sections of the barns.

## **3. PLANNING CONSTRAINTS**

3.1 None.

## **4. POLICY AND CONSIDERATIONS**

4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

4.2 Development Plan: Policies ST3, CP4, DM3, DM14 and DM16 of "Bearing Fruits 2031: The Swale Borough Local Plan 2017".

## **5. LOCAL REPRESENTATIONS**

5.1 One objection was received from a local resident who raised concerns relating to the intentions of the applicant to use the buildings for a residential use in future.

## **6. CONSULTATIONS**

6.1 Eastchurch Parish Council object to the application stating

*“There are no reasons given for the building to be cladded and two extra doors put in. There is no explanation of intended agricultural use of the building. The Committee members have requested that more information is provided on the intended agricultural use.”*

6.2 The Parish Council was then contacted explaining that the buildings were to be used for the secure storage of hay, straw and machinery however the Parish Council wished for their objection to stand.

## 7. BACKGROUND PAPERS AND PLANS

7.1 Application papers and drawings for 19/503515/FULL and also 19/500979/PNQCLA..

## 8. APPRAISAL

### Principle of Development

8.1 The site lies outside of the built up area boundary in designated countryside. The development proposed involves minor works to improve the functionality and security of two existing agricultural buildings on the site. No additional buildings are proposed and I consider the impact on the countryside will be minimal as the application utilises the existing buildings. The submitted planning statement states that the use of the buildings will be for the storage of hay, straw and machinery and I consider this to be acceptable and would help support the effective use of the site and farm.

8.2 There have been comments raised by a local resident and also concerns from the Parish Council regarding the potential future use of these application buildings. There have been a number of previous applications within the bounds of this site, including two applications for the residential use of the subject agricultural buildings under the prior notification process. These applications have been unsuccessful as the buildings were deemed to not meet the criteria required for a conversion to residential dwellings as the associated building works would amount to a rebuild as opposed to a conversion.

8.3 The matter up for discussion under this application however is solely the cladding of these two agricultural buildings. Should there be a future application to convert these two buildings into residential dwellings it would be assessed on its own merits.

### Visual Impact

8.4 The buildings will not be increased in massing or height or indeed have an altered orientation. The open sides of the buildings will be clad with matching materials to the existing buildings and will not be visible from public viewpoints. It is not considered that any significant harm will be caused to visual amenities or indeed the wider countryside.

### Residential Amenity

8.5 The size and footprint of the buildings are not increasing nor are there any additional openings being created. I therefore consider that given that the existing buildings are already in situ that residential amenity will not be significantly affected as a result of these proposals. There will be no additional overlooking or sense of overbearing created and I do not consider that any potential additional activity created as a result of

these buildings being used regularly for storage would cause significant disturbance to the adjacent neighbours as there is a distance of a minimum of 24m to the nearest dwelling.

## **9. CONCLUSION**

- 9.1 The cladding of the two buildings is considered acceptable in principle and would not cause any significant harm to residential amenity nor would it harm visual amenity or the wider countryside.

## **10. RECOMMENDATION**

GRANT Subject to the following conditions:

### **CONDITIONS to include**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2) The materials to be used shall match those on the existing building in terms of type, colour and texture.

Reason: In the interests of visual amenity.

### **The Council's approach to the application**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.


The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



19/503515/FULL Rides House Farm Warden Road Eastchurch Kent ME12 4HA  
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