

APPLICATION NO PA/2017/1078

APPLICANT Mr John James, H H James & Son Ltd

DEVELOPMENT Planning permission to retain a silo

LOCATION Manor Farm, Burton upon Stather Road, Walcot, Alkborough, DN15 9JT

PARISH Alkborough

WARD Burton upon Stather and Winterton

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Alkborough Parish Council

POLICIES

National Planning Policy Framework: Sections 7, 11 and 12 apply.

North Lincolnshire Local Plan: RD2, HE2, HE5 and DS1 apply.

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5 and CS6 apply.

Alkborough Conservation Area Appraisal and Supplementary Planning Guidance

CONSULTATIONS

Highways: No objection.

Conservation Officer: Following confirmation that the silo has been reduced in height, the objection is maintained. The silo has been altered to a lower height but still has a negative impact on the Alkborough conservation area. It is located in a highly visual position as you travel south along Walcot Road. The silo, with its cylindrical shape and curved top, has a modern industrial appearance that clashes badly with the historic buildings and open rural landscape in the immediate vicinity. It is recommended that a less prominent position is found for the silo or methods of landscaping/fencing are investigated to mitigate the harm to the conservation area. Should this not take place the application should be refused for non-compliance with section 72 of the Planning Listed Building and Conservation area Act 1990 and policy HE2 of the North Lincolnshire Local Plan.

PARISH COUNCIL

Object to the retention of the silo on the following grounds:

- impact on the conservation area and listed buildings

- highly visible
- not in keeping with the area
- the silo is being used and is not bunded
- safety concerns over the storage of chemical close to residential properties
- the silo should be relocated.

PUBLICITY

A site notice has been displayed. Four letters of objection were received in relation to the original proposal and a further three letters have been received following the reduction in height. These letters raise similar issues to those raised by the parish council, together with the following:

- dominant feature as you enter Walcot
- impact on the residential amenity of a neighbouring residential property
- noise from the filling and emptying of the silo
- proximity to residential properties
- the health and safety concerns associated with it being filled with liquid fertiliser
- the reduction in height still results in a visually prominent form of development
- a less intrusive position within the farmyard should be considered
- the silo was filled on 8 March 2018.

One letter of support has also been received citing the following:

- it will be used for storing liquid fertilizer and not chemicals
- the silo is designed and constructed to safely store liquid fertilizer
- a grain silo was previously sited at the farm which was much larger
- it is part of a working farm where noise from farming activities is expected
- it is viewed against the backdrop of existing farm buildings at the site.

ASSESSMENT

The application site is a working farm located within the settlement of Walcot, towards its northern edge. The site is located outside the defined settlement boundary for Alkborough, within the countryside and the Alkborough conservation area. The existing buildings on the site are constructed from a mix of brick, stone, pantiles, metal sheeting and concrete. Planning permission is being sought to retain a silo located to the rear of the site; it has been installed at a reduced height of 4.6 metres and has a diameter of 3 metres with a

capacity of 30 cubic metres. Additional information has been received from the applicant confirming it will be used for the storage of liquid fertiliser.

The main issues in the determination of this planning application are impact upon the character and appearance of the street scene/conservation area and upon residential amenity.

Street scene/heritage assets

Planning permission is being sought to retain a silo to the rear of existing farm buildings at Manor Farm in Walcot. The height of the silo has recently been reduced to an overall height of 4.6 metres; this is an overall reduction of 2.79 metres from the previous silo. It is acknowledged that the silo is located in a visually prominent position owing to the width of the vehicular access to the rear of the farm buildings belonging to Manor Farm. However, the silo has been reduced to a height which results in it being positioned significantly below the level of existing agricultural buildings on the site and directly adjacent to the sheet metal agricultural building. It is accepted that views of the silo within the conservation area are available when approaching Walcot from the direction of Alkborough (travelling in a north to south direction); however, such a view is of a silo which is viewed against the built context of the agricultural buildings which form the complex of farm buildings belonging to Hall Farm and not as an isolated form of development in the rural scene. This view through the site is not identified as a key view into the Alkborough conservation area but it is acknowledged that a number of the brick and stone buildings which form the farm complex are recognised in the Alkborough Supplementary Planning Guidance as Buildings of Townscape Merit. These are unlisted buildings which are considered to positively contribute towards the character or appearance of the conservation area. The proposal to retain the silo doesn't result in the loss or alteration to any Buildings of Townscape Merit.

The silo is an agricultural structure which will be used for storing liquid fertiliser on an existing operational farm. Silos are a common structure found within most working agricultural farms and therefore its retention in this case is considered to be acceptable in principle. Whilst it is noted that the silo is positioned in a visually prominent position on the farm it is in a location which the applicant confirms is best suited to serve the day-to-day operations of the farm and which is easily accessible for both deliveries (proximity to the access from Walcot Road to the north) and for on-site application of liquid fertiliser. In addition, the applicant has taken measures to significantly reduce the visual impact of the silo by reducing its overall height by 2.79 metres. Given the reduction in height of the silo, views of it are no longer available in the wider rural scene (i.e. on approaching Walcot from the direction of Burton upon Stather) and in the context of the conservation area it is screened on three sides by existing rural buildings which form Manor Farm.

Given that views of this silo are limited to the gap between rural buildings and the neighbouring residential property to the north west, its reduction in height and proximity to existing rural buildings on the site, that it is not an isolated form of development which is not visible in the wider rural scene and that it is a necessary structure for storing fertiliser on the farm, it is considered that the retention of the silo preserves the character and appearance of the Alkborough conservation area. It is noted that there is a listed building known as Walcot Old Hall to the north-west; however, given the position of intervening farm buildings which are significantly larger in their scale and size and that the retention of the silo doesn't intercept any key views of the listed building, it is considered that the silo, at the reduced height, preserves the character, appearance and setting of Walcot Old Hall.

Residential amenity

There is a residential property to the north-east of the farmyard known as Manor Cottage at a distance of approximately 27 metres. This property already borders a working farmyard and the noise generated from the filling and use of the silo is therefore not considered to be any greater than that experienced from day-to-day operations associated with the farm. Impact on view is not a material planning issue and will not be assessed in this case; however, it is worth noting that the height of the silo has been reduced by 2.79 metres.

Concern has been raised by a number of objectors (including the occupants of Manor Cottage) about the health and safety aspects of the silo and its proposed contents. Additional information has been received from the applicant which confirms that the silo will store liquid fertiliser in connection with farming operations on the site. This information also confirms that the silo is yet to be filled with liquid fertiliser and it hasn't been bunded as the applicant is awaiting the outcome of this application to determine whether the retention of the silo is considered acceptable or further alterations will be required. There is a requirement under separate legislation for the silo to have a bund and it is therefore the responsibility of the applicant to ensure this takes place. The retention of the silo on a working farm is not considered to result in loss of residential amenity in this case.

RECOMMENDATION Grant permission subject to the following conditions:

1.

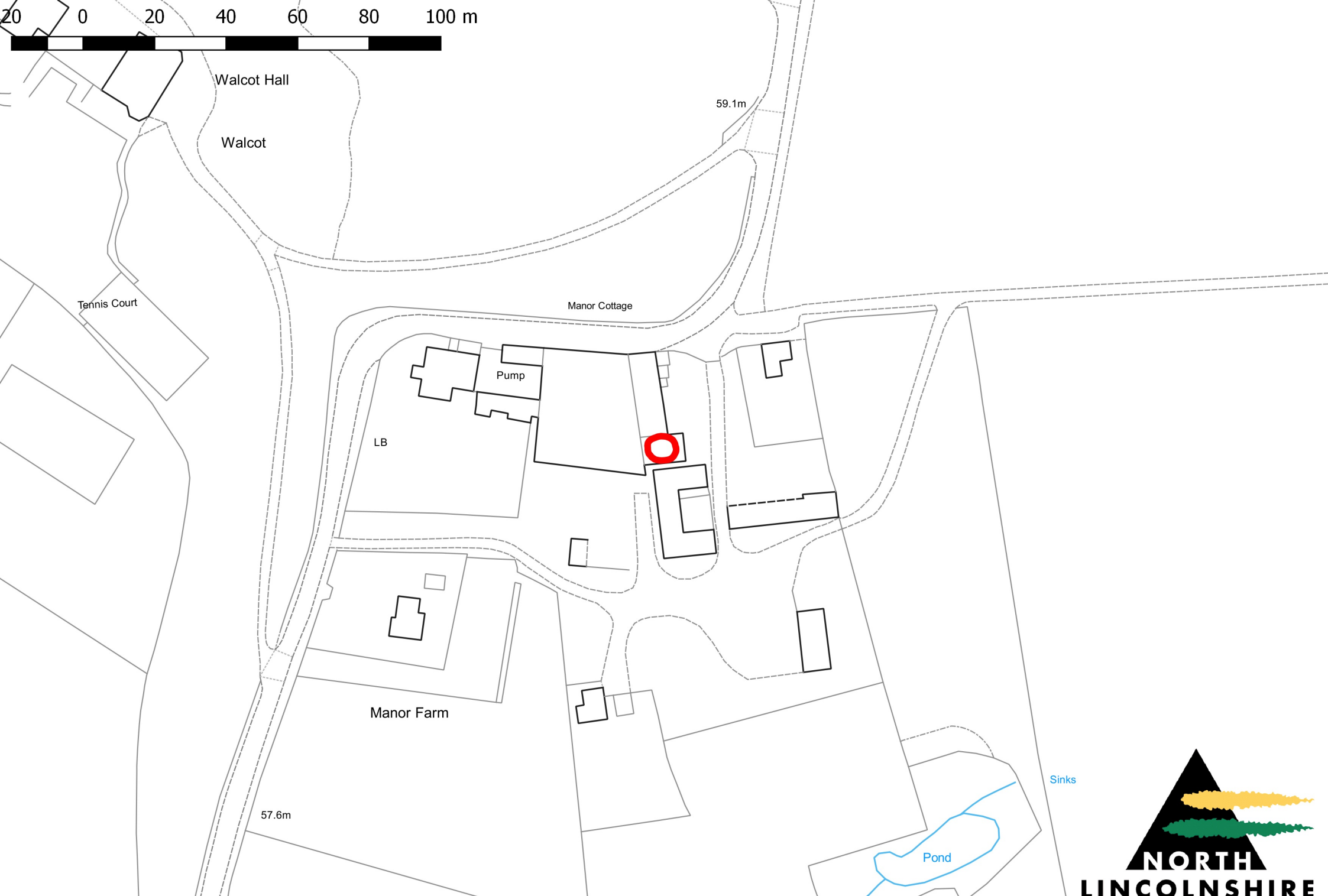
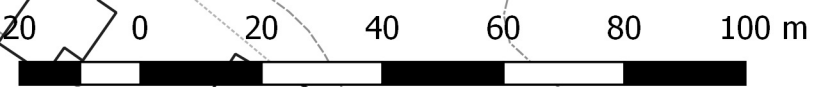
The silo hereby permitted shall be retained in accordance with the Installation Guidelines for a 30 cubic metre Vertical Tank received by the local planning authority on 15 February 2018.

Reason

To define the terms of the permission and to ensure that the silo preserves the character and appearance of the conservation area and the rural scene in accordance with policies RD2, DS1 and HE2 of the North Lincolnshire Local Plan and CS3, CS5 and CS6 of the North Lincolnshire Core Strategy.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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PA/2017/1078 Photograph (not to scale)

