

<b>REFERENCE NO -</b> 19/504225/FULL		
<b>APPLICATION PROPOSAL</b> Erection of a replacement barn (revised scheme to 19/502397/FULL).		
<b>ADDRESS</b> Land to the south of The Gables, Marden Road, Staplehurst, Kent, TN12 0PE		
<b>RECOMMENDATION</b> Grant planning permission subject to conditions		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The principle of the replacement barn is acceptable. Additionally it is acceptable in terms of design and appearance, and there would be no unacceptable impact on the character, appearance or visual amenity of the locality.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> <b>Call in by Cllr Perry for the following reasons:</b> <ul style="list-style-type: none"> <li>• The development would not be in keeping with Policy PW2 of the Staplehurst neighbourhood plan</li> <li>• Development would be inconsistent with provisions of policies SP5 and SP17</li> <li>• development would harm the appearance and character of the countryside</li> </ul>		
<b>WARD</b> Staplehurst Ward	<b>PARISH/TOWN COUNCIL</b> Staplehurst	<b>APPLICANT</b> Mr P.R Garrod  <b>AGENT</b> D C Hudson & Partner
<b>TARGET DECISION DATE</b> 27/01/2020 – (EOT)		<b>PUBLICITY EXPIRY DATE</b> 10/10/2019

## **MAIN REPORT**

### **1. Background**

- 1.01 This application was deferred at the Committee meeting on the 24 October 2019. This report should be read in association with the original committee report that is included as an appendix. As recorded in the committee minutes the decision was deferred to negotiate amendments to the scheme to mitigate its impacts on the surrounding area. These were to include:
- Seek further evidence to justify the need for the replacement barn.
  - Seek to negotiate (a) a landscaping scheme, including tree planting, to screen the replacement structure particularly in terms of views from the east and (b) the attachment of bird or bat boxes to the replacement structure.

### **2. CONSULTATIONS**

- 2.01 Following the decision by members for deferral of this application on the 24<sup>th</sup> October 2019, no additional consultations have taken place.

### **3. APPRAISAL**

- 3.01 This appraisal section is structured using the 2 points that were outlined in the committee minutes for the meeting on the 24 October 2019.
- 3.02 • Seek further evidence to justify the need for the replacement barn.

- 3.03 Additional information received from the applicant indicates that they wish to store domestic equipment within the barn, and it will not be within an agricultural use. As such some previous policy considerations are no longer applicable to this application, specifically policies DM36 (New agricultural buildings and structures) and DM37 (Expansion of existing businesses in rural areas).
- 3.04 As such the application must primarily be assessed against SP17 (Countryside) which brings the assessment back to DM30 (Design principles in the countryside). Paragraph iv. of DM30 states that existing buildings or structure suitable for conversion or re-use should be considered first to provide the required facilities and before new buildings are considered.
- 3.05 Whilst the existing structure is not capable of being used presently, and would not currently be fit for the intended purpose, it could be repaired and brought back into use relatively easily. As such the presence of an existing structure on site weighs heavily when considering the proposed structure is not significantly larger than the existing.
- 3.06 The proposal will remove a semi derelict building with a slightly larger purpose built structure that will be in keeping with the site and will not have any detrimental impact.
- Seek to negotiate (a) a landscaping scheme, including tree planting, to screen the replacement structure particularly in terms of views from the east and (b) the attachment of bird or bat boxes to the replacement structure.
- 3.07 Should permission be forthcoming this point can be addressed suitable conditions.

#### **4. CONCLUSION**

- 4.01 Following the deferral, the officer recommendation remains unchanged as below.
- 4.02 The principle of the replacement barn is acceptable. Additionally it is acceptable in terms of design and appearance, and there would be no unacceptable impact on the character, appearance or visual amenity of the locality.
- 4.03 The proposal is acceptable in relation to parking and highway safety, and the proposal is in line with the requirements of policy SP17, DM1 and DM30 of the adopted Maidstone Borough Local Plan (2017). I am satisfied that the proposed replacement barn is acceptable with respect to local and national planning policy and that no other material considerations would indicate a refusal of planning permission. In the circumstances, I recommend that this application is approved subject to conditions.

#### **5. RECOMMENDATION**

GRANT planning permission subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;  
Reason: In accordance with the provisions of 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 approved plans/drawing numbers;

Application for Planning Permission

Planning Committee

23 January 2020

01 Rev 01 Site Location Plan  
02 Rev 03 Existing and Proposed Site Layout  
05 Rev 02 Proposed Plans  
06 Rev 03 Proposed Elevations  
07 Rev 02 Proposed Garage  
Extended Phase 1 Habitat Survey Report  
Flood Map for Planning  
Landscape Planting Details  
Planning Statement

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

- 3) The materials to be used in the development hereby approved shall be as indicated on the submitted details

Reason: To ensure a satisfactory appearance to the development

- 4) The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The landscape scheme shall specifically address the need to provide screening to the north and south of the structure and shall be comprised of suitable native species.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development

- 5) The structure hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through either integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or bricks, or through provision within the site curtilage such as bird boxes, bat boxes, bug hotels, log piles and hedgerow corridors. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future. Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter;

- 6) Reason: In the interest of amenity and wildlife protection.

Case Officer: William Fletcher