

PLANNING COMMITTEE
9TH APRIL 2024

CORRESPONDENCE RECEIVED AFTER PREPARATION OF THE AGENDA

ITEM 5.1 –24/00027/FUL - CHANGE OF USE OF AGRICULTURAL LAND TO GARDEN, ERECTION OF AGRICULTURAL BUILDING AND RETENTION OF DOMESTIC OUTBUILDINGS, HARDSTANDING AND PACKAGE TREATMENT PLANT AT HILL VIEW BARN, MUSE LANE, BOYLESTONE, DERBYSHIRE

The agent has clarified the following:-

The applicant also owns the field to the west up to the A515. I've attached a plan to clarify.

The applicant advises that in total his holding extends to approximately 12 acres.

The enclosed bay will be used to store the machinery/implements that are currently in open storage. 12 acres of grassland would be expected to produce 100 small 20kg bales of hay. These measure 450mm x 900mm x 375mm. 1,200 bales would have a volume of 182.25m³. The two open bays (assuming hay is attached to eaves height) would provide a total storage volume of 116m³. The building is not therefore excessive in scale relative to the holding.

Officer response:

The amended blue line plan has been provided by the agent and this is on the committee slide.

Additional conditions are recommended as below:-

1. When the agricultural building hereby permitted is occupied there shall be no materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.
2. Notwithstanding the location plan submitted, the residential curtilage associated with Hill View Barn is outlined green on Topographical Survey plan no. 2023-149-003 Rev P5.

ITEM 5.4 – ERECTION OF DWELLINGHOUSE AND ASSOCIATED WORKS AT THE OLD SCHOOL HOUSE, WELL BANKS, KIRK IRETON

The agent has clarified the measurements in section 7.9 of the report to be as follows based on printing the layout plan SP01 Issue 4 at A1 and using the correct scale of 1:100.

Corrected measurements are provided in bold with the reported measurements in brackets.

Netherfield Cottage has its blank gable wall over the road opposite where the access is proposed and the front of the property that faces south is enclosed by a 2.5m stone wall. Taking a 45 degree angle from the nearest first floor window of this property to the proposed dwelling shows that it would touch the corner of the single storey element at a distance of **21.5m** (31m). The property known as 'Well Carr' has three high level windows in the ground floor of the gables on the road frontage. They are described as high level as the ground floor level of the rooms is below that of the road level. The nearest window on this property is small and non-habitable and would be at a distance of **12m** (15.6m) from the **nearest window on the** front elevation of the proposed property. The bungalow to the north known as 'Curlews' has a secondary bedroom window in its southern gable as the room is also served by a dormer window in the western roof slope. The proposed dwelling would have a bedroom window in the northern gable. The existing bungalow has a ridge height 3.2m higher than the proposed property and there would be a distance of **13.5m** (12.6m) between the gables that would increase to **14m** (13.5m) between the windows. Having carried out detailed assessments of the relationship of the proposed dwelling with existing properties it is considered as there would be no significant adverse impacts on the residential amenity of these properties as a result of development as required by Policy PD1.

Officer Response

The changes in distances would not change the recommendation in terms of residential amenity as the corrected distances are considered acceptable.