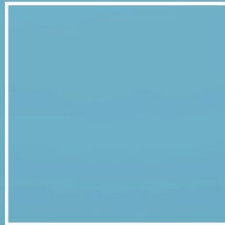
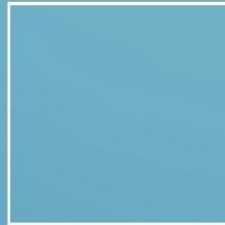
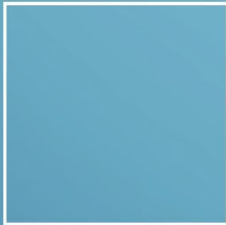
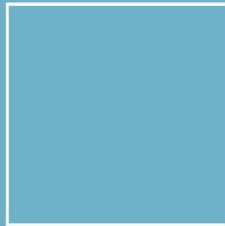
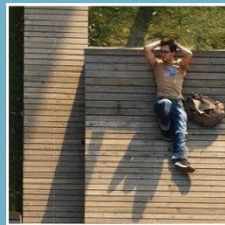
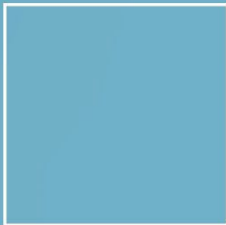


# Retrospective Application for Replacement Buildings

New Cranes Farm,

## Planning, Design and Access Statement



## **Issue Sheet**

**Report Prepared for:**

**Retrospective Application for Replacement Buildings at New Cranes Farm  
Planning Supporting Statement**

Prepared by:

Signature:

*Dean Starkey*

Name: Dean Starkey

Title: Planning Consultant

---

Date: January 2022

Reviewed by:

Signature:

*Ben Burgess*

Name: Ben Burgess

Title: Regional Director

---

Date: January 2022

## Contents

<b>1</b>	<b>INTRODUCTION</b>	<b>3</b>
1.1	SUMMARY	3
<b>2</b>	<b>SITE CONTEXT AND DESIGNATIONS</b>	<b>4</b>
2.1	SITE CONTEXT	4
2.2	DESIGNATIONS	4
2.3	PLANNING HISTORY	4
<b>3</b>	<b>THE PROPOSAL</b>	<b>5</b>
3.1	SUMMARY	5
3.2	FOOTPRINT OF BUILDINGS	6
3.3	HEIGHT OF BUILDINGS	6
<b>4</b>	<b>PLANNING POLICY CONTEXT</b>	<b>6</b>
4.1	PRIMARY LEGISLATION	6
4.2	JOINT CORE STRATEGY FOR BROADLAND, NORWICH AND SOUTH NORFOLK	6
4.3	SOUTH NORFOLK LOCAL PLAN DEVELOPMENT MANAGEMENT PLAN POLICIES DOCUMENT	7
4.4	NATIONAL PLANNING POLICY AND GUIDANCE	7
<b>5</b>	<b>PLANNING ASSESSMENT</b>	<b>8</b>
5.1	PRINCIPLE OF DEVELOPMENT	8
5.2	CONCLUSION	9
	<b>APPENDIX A – PHOTOS OF BUILDINGS (BEFORE AND AFTER)</b>	<b>10</b>

# **1 Introduction**

## **1.1 Summary**

1.1.1 Lanpro Services have been instructed by the applicant, to submit a retrospective planning application for 3x replacement buildings and hardstanding at New Cranes Farm, Newton Flotman.

1.1.2 This application is submitted following the receipt by the application of a notification from South Norfolk's Compliance Officer regarding unauthorised buildings and works carried out at New Cranes Farm.

1.1.3 Planning permission was granted on land at New Cranes Farm for a range of works to the farmhouse (application ref: 2020/0933). The applicant, unaware that they require permission for replacement buildings and hardstanding, carried out the works at the same time approved works to the house were undertaken.

1.1.4 As work on the replacement buildings has been completed, the buildings that would have been permitted under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 do not qualify.

1.1.5 The applicant wishes to co-operate with the Council to resolve the situation and has therefore instructed Lanpro to submit a retrospective planning application. This supporting statement forms part of the submission seeking permission for these replacement buildings and hardstanding. Other plans and documents accompanying this application include:

- Location plan (3471-00-001)
- Site Plan (3471-00-002-A)
- Building survey of old buildings (site plan and elevations)
- Construction drawings (New Building 1)
- Construction drawings (New Building 2)
- Construction drawings (New Building 3)

## **2 Site Context and Designations**

### **2.1 Site Context**

- 2.1.1 The application site (the 'site') is comprised of approximately 0.31 hectares of land at New Cranes Farm, north of Greenways within the parish of Newton Flotman.
- 2.1.2 The wider site at New Cranes Farm encompasses approximately 17.91ha of land which includes the main house (which received a planning approval in 2020 for the existing single storey side extension to be replaced with a two-storey side extension, roof alterations, new front projection and orangery) and a number of smaller outbuildings associated with the agricultural use at the farm. Vehicular access to the site is gained from the south-eastern side of the site, off Greenways.
- 2.1.3 The site is located approximately 1.2km west from the centre of Newton Flotman. The site lies within a predominately agricultural area, although immediately south along Greenways lies 5 large residential properties.
- 2.1.4 The site is well contained with field boundary vegetation largely preventing views into/out of the site. The eastern side of the site is more open, but views of the new buildings are limited to that along Greenways to the north-east.

### **2.2 Designations**

- 2.2.1 The site lies outside the settlement boundary, as defined in the Local Plan Policies Map.
- 2.2.2 The nearest designated heritage assets are 'Monks Farmhouse' which is Grade II listed building and lies approximately 685m to the northeast, and 'Rainthorpe Hall' which is a Grade II listed park and garden that lies approximately 635m to the south. The site is not located within or close to a Conservation Area.
- 2.2.3 The site is not subject to any local or national designations relating to landscape or ecology.
- 2.2.4 According to Environment Agency mapping, the entirety of the site lies within Flood Zone 1 regarding flooding from rivers and the sea. In relation to surface water flooding, the site falls within an area considered to be very low risk.

### **2.3 Planning History**

- 2.3.1 Having conducted a search of South Norfolk Council's online application search. The only applications relevant to this site are listed below:

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
2020/1760	Nonmaterial amendment to permission 2020/0933 - orangery skylight size reduced, and windows resized and restyled to match existing dwelling. Slight change to positioning of rear wall of building (a thicker wall- no additional floorspace)	Approved with no conditions
2020/0933	Demolition of existing single storey extension and replaced with a two-storey side extension, roof alterations, new front projection and erection of an orangery.	Approved with conditions

## **3 The Proposal**

### **3.1 Summary**

3.1.1 This retrospective planning application seeks permission for the replacement of 3 agricultural buildings. The buildings being considered under this planning application (building numbers dictated by the submitted site block plan) are already in situ. The application also seeks permission for new hardstanding. Building 4 has been demolished and will not be rebuilt.

3.1.2 Details of the replacement buildings and the hardstanding have been provided below. Photographs detailing the before and after views of the buildings have been provided in Appendix 1.

#### **3.1.3 Building 1**

Building 1 was previously used as a piggery, it is proposed to be used for agricultural storage. The replacement building's footprint has increased in size by 12m<sup>2</sup> GEA over the previous building. The building's roof ridge height has increased by approximately 42cm. The building almost completely occupies the same footprint as the previous building, albeit moving approximately 360mm to the southeast.

#### **3.1.4 Building 2**

Building 2 was previously used as an enclosure for pigs and for some agricultural storage. It is proposed that the replacement building will be used solely for agricultural storage, which the old building's internal layout did not allow. The replacement building represents a modest increase in footprint of 13m<sup>2</sup> GEA (see table at paragraph 3.2) over the previous building. The building is also slightly higher than the previous building, by approximately 67cm (see table at Paragraph 3.3).

The position of the replacement building has moved 2.4m (northeast corner) & 1.3m (northwest corner) which represents a circa 8-degree rotation from the original position.

#### **3.1.5 Building 3**

Building 3 had previously contained cow stalls, and is proposed to be used for agricultural storage. The replacement building is slightly smaller than the previous building, by 1m<sup>2</sup>. The building's ridge height is approximately 2m higher than the previous building, due to its increased roof pitch.

The position of the replacement buildings has moved south by approximately 2.3m, with the southern section of the building rotating approximately 10 degrees from its original position.

#### **3.1.6 Building 4**

Building 4 has been demolished and the applicant is not proposing a replacement building.

#### **3.1.7 Hardstanding**

The new hardstanding improves an existing field access on the south-eastern part of the site, providing access to Greenways. The hardstanding allows delivery lorries to enter the site and unload in a safe manner, before being able to turn around and exit in a forward gear. The hardstanding is of poured concrete with a broom finish for increased grip and covers a total area of approximately 696m<sup>2</sup>.

### 3.2 Footprint of Buildings

Building	Previous Floorspace (GEA m2)	New Floorspace (GEA m2)	Percentage Change in Floorspace
Building 1	205	217	+5.85%
Building 2	171	184	+7.6%
Building 3	171	170	-0.5%
Building 4	24	Demolished	-100%
<b>Total</b>	571	571	0%

### 3.3 Height of Buildings

Building	Previous roof ridge height (AOD)	New roof ridge height (AOD)
Building 1	46.66	47.08
Building 2	46.40	47.07
Building 3	49.40 (highest) 46.96 (lowest)	51.41 (highest) 46.42 (highest)
Building 4	46.65	Demolished

## 4 Planning Policy Context

### 4.1 Primary Legislation

4.1.1 Under Section 73A of The Town and Country Planning Act 1990 ('The 1990 Act'), planning permission may be granted for development carried out before the date of the application.

4.1.2 This chapter identifies the local planning policies that provide the framework on which the application at the site would be determined, together with any relevant material planning considerations.

### 4.2 Joint Core Strategy for Broadland, Norwich and South Norfolk

4.2.1 The Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk was adopted in March 2011 with amendments adopted 10 January 2014. It sets out the long-term vision and objectives for the area, including strategic policies for steering and shaping development.

4.2.2 Policies from the Joint Core Strategy which are considered to be of relevance are:

- Policy 1: Addressing climate change and protecting environmental assets
- Policy 2: Promoting good design
- Policy 15: Service Villages

## 4.3 South Norfolk Local Plan Development Management Plan Policies Document

4.3.1 The South Norfolk Development Management Plan Policies Document was adopted in October 2015 and states how the Council will carry out its development management responsibilities to promote sustainable development and how it will determine planning applications.

4.3.2 Relevant policies from the Development Management plan are:

- Policy DM 1.1 Achieving and delivering sustainable development
- Policy DM 1.3 Environmental quality and local distinctiveness
- Policy DM 2.7 Agricultural and forestry development
- Policy DM 3.8 Design Principles applying to all development

## 4.4 National Planning Policy and Guidance

4.4.1 National planning policy is set out in the National Planning Policy Framework ('the Framework'), this document was originally published in 2012, but has since undergone consultation and review. A revised document was published in July 2021 and now forms the new Framework within which regional and local policy is set. The publication of the Planning Practice Guidance (PPG) in March 2014 gives further guidance to the provisions of the Framework and is currently being updated to reflect the new Framework. The parts which are considered of particular relevance to this proposed development are detailed below.

4.4.2 The central theme of the new Framework is geared towards the presumption in favour of sustainable development. Achieving sustainable development is described "*as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*"

4.4.3 Paragraphs 7 and 8 of the Framework summarises the three objectives to sustainable development as economic, social and environmental.

4.4.4 Paragraph 9 goes on to state:

*"These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."*

4.4.5 Paragraph 11 requires decision takers to approve development proposals that accord with an up to date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, to grant planning permission unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole.

4.4.6 In the determination of applications, paragraph 47 states as follows: "*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.*"

4.4.7 Section 12 of the NPPF deals with achieving well-designed places which states:

*"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable*



*development, creates better places in which to live and work and helps make development acceptable to communities’.*

4.4.8 In addition, *‘Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’*

## **5 Planning Assessment**

### **5.1 Principle of Development**

5.1.1 Policy DM 2.7 Part A states that agricultural and forestry development will be permitted where the proposed development is necessary for the purpose of agriculture and forestry. The guidance within DM 2.7 goes on to say that *‘the Council will be supportive of proposals for the re-use or replacement of existing buildings or for new buildings to enable the diversification, ongoing competitiveness or expansion of farm-based enterprises’.*

5.1.2 Part C of DM 2.7 requires that *‘the proposed development is appropriate to the location in terms of use, design and scale, and is sensitively sited to protect the amenity of existing neighbouring uses in the locality’*, whilst Part D requires *‘It is designed to avoid significant adverse impact on the natural and local environment and the appearance of the locality, integrate the proposals with existing features, and respect and enhance the character of the surrounding landscape / area’.*

5.1.3 New Cranes Farm is an existing farm, and the applicant has sought to replace agricultural buildings that were in a state of disrepair and did not provide the benefits of modern buildings in relation to safety standards, security or access.

5.1.4 The applicant currently grows grass silage for local dairy farmers, contracting some of this work out. In time, the applicant intends to complete more of this and other work at the farm themselves, therefore requiring more storage for plant, equipment, feed and seed etc.

5.1.5 The quantum of development at the site remains the same, despite the slight increase in the size of buildings 1-3, with the total floorspace being 571m<sup>2</sup>, due to the demolition of building 4. Whilst the position and height of the replacement buildings have moved/increased slightly, they are broadly similar to the buildings they sought to replace.

5.1.6 As can be seen from the before and after images contained within Appendix 1, it is considered that the demolition of old dilapidated buildings and the erection of new purpose-built buildings and hardstanding, represents a significant visual improvement.

5.1.7 The design of building 1 is of a typical utilitarian agricultural building. Building 2 and 3 have taken design cues from the main house, including light colour render and black/grey roof tiling providing an element of uniformity across the wider site.

5.1.8 The buildings would largely be screened from view due to the thick vegetation along Greenways and field boundary treatments. The eastern boundary of the site is more open and therefore views from the northeast into the site are possible. A small area of new tree planting is proposed in this area. Whilst all of the buildings are single storey and sit relatively low on the landscape, building 3 has a taller ridge height (as the demolished building 3 also had). However, the roof would be seen in the context of the existing cluster of agricultural buildings, as well as the two-storey farm dwelling which sits higher on the landscape. Given the surrounding development and marginal increase in height, it is considered that the taller ridge height would have a minimal impact on the surrounding landscape.

## **5.2 Conclusion**

5.2.1 Overall, it is considered that the proposals comply with DM 2.7 and are necessary for the ongoing agricultural operation at New Cranes Farm. The proposal is appropriate for its location and is broadly of the same scale and amount of the previous buildings at the site. There are no amenity or landscaping impacts associated with the replacement buildings and overall represent an improvement up of the site. Furthermore, the replacement buildings and hardstanding are fit for purpose for a modern agricultural operation, allowing valuable farming machinery and equipment to be housed securely and accessed safely.

5.2.2 In conclusion, it is considered that the proposal complies with DM 2.7 and the principle of development is established. It is therefore respectfully requested that retrospective planning permission be granted.

## Appendix A – Photos of Buildings (before and after)

### Building 1

#### Before



#### After



**Building 2**

Before



After



**Building 3**

Before



After



**Building 4**

Demolished

