

At a meeting of the Development Panel held in Zoom Virtual Meeting on Tuesday 19 January 2021 at 1.00 pm

Members

Councillor Nicky Cockburn (Chair)
Councillor Carole Armstrong
Councillor Janet Farebrother
Councillor Daniel Horsley
Councillor Elaine Lynch
Councillor Andrew Semple

Councillor Malcolm Grainger (Vice-Chair)
Councillor Allan Daniels
Councillor Alan Hedworth
Councillor Adrian Kirkbride
Councillor Ron Munby MBE
Councillor Alan Smith

Apologies for absence were received from Councillor Alan Tyson

Staff Present

J Irving, L Jardine, S Sewell and S Sharp

279. Declaration of Interests

None declared

280. Questions

None received

281. Development Panel - FUL/2020/0224 - Replacement machinery store and silage pit building, Swinsty Farm, Swinsty, Abbeytown

Representations

A statement in support of the application was read out on behalf of Councillor Tony Markley.

The Agent, Anthea Jones spoke in support of the application.

Application

The report recommended to Grant permission subject to conditions.

The Planning and Building Control Manager then went through the main issues as detailed in the report.

Principle of Development

The proposed silage pit is an appropriate development supporting an existing farming business, and is appropriately designed and related to the existing farm buildings.

Scale and Design

Officers consider the proposed development is acceptable and assimilates into the local landscape.

Flood Risk & Drainage

The site is entirely in flood zone 1. There will be no increase in surface water run off as the site is currently hardstanding and contains buildings. The surface water will go to the existing drainage system.

Heritage

The application proposals seek to improve the setting of the listed building in replacing the existing with a more sensitively designed building than the one it replaces. It introduces a gap between the listed building and agricultural buildings causing significantly less than substantial harm to the setting.

Highway Safety

The existing access to the farm will be unchanged and there will be no increase in traffic as a result of the proposal.

Members were also shown images and plans of the site.

Members noted the representations received in respect of the application, the main grounds of which were set out in the report.

Questions were asked in relation to drainage and members were satisfied with the officer's report.

Councillor Grainger moved the application to approve the application as per officers' recommendations.

The motion to approve was seconded by Councillor Armstrong.

A vote was taken on the motion to approve, 12 voted in favour, 0 against and 0 abstentions.

The motion was carried.

Resolution

Permission granted subject to conditions

CONDITIONS

Time Limit:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

2. The development hereby permitted shall be carried out solely in accordance with the following plans:

- **Location Plan**
- **Location Plan PB1**
- **Block Plan**
- **S2.03b Floor Plan and Elevations**
- **Design & Access Statement and Heritage Statement**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

The meeting closed at 1.20 pm