

Application for Determination

Parish	Aldeby Parish Council		
Reference	BA/2009/0268/FUL	Target date	04.01.2010
Location	Waveney Model Flying Club Field, St Mary's Road, Aldeby		
Proposal	Siting of a wooden shed for use as a club hut, mower garage and toilet compartment		
Applicant	Mr Ian Fulcher		
Recommendation	Approve subject to conditions		

1 Description of Site and Proposals

- 1.1 The site comprises an area of land (approximately 1.5 acres), used for the flying of model aeroplanes, south of St Mary's Road which lies at the top of the northern slope of the Waveney Valley. The site is situated to the west of the village of Aldeby and is adjoined by agricultural fields. Access to the site is from St Mary's Road.
- 1.2 The area is short cut grass, with several fence structures and a parking area. The fences are timber post and rail fences which provide an operators' box and a safety fence between the flying/runway area and the parking/observation area. There is currently a static caravan on site along with a separate portable toilet. They are situated to the north of the field in line with the tall boundary hedging and close to a metalled gate corner entrance. The caravan and toilet do not have planning permission. A previous application for retaining these structures was refused on grounds of adverse impact on visual amenity.
- 1.3 The Landscape Character Assessment describes the landscape character between Aldeby and Burgh St Peter on the northern side of the Waveney Valley as having long narrow bands of grazing marsh with blocks of alder car woodland. The built environment outside of the village envelope comprises a series of 17th and 18th century dairy farmsteads dotted along the valley side with much of the grazing marshes used by these farms. Specifically the grazing along the valley sides is knit together visually with the valley floor. High field hedging is particularly characteristic of the immediate area.
- 1.4 The proposal is for the erection of a wooden shed for use as a club hut, mower garage and toilet compartment. The hut is proposed to be 9m x 3m

and 3.5m to ridge height. The wall material proposed is shiplap timber cladding to be stained dark green with wooden painted windows and doors. The roof is proposed to be constructed with corrugated metal. A portable toilet is proposed to be incorporated into the structure with access to the north.

2 Site History

2005/1475- Temporary consent for change of use of agricultural land to land for the use by a model flying club. Approved. October 2005.

Members site visit to review BA/2008/0212/CU- Change of use of agricultural land to model flying club. Undertaken September 2008.

BA/2008/0212/CU- Change of use of agricultural land to model flying club. Approved. September 2008.

BA/2009/0040/FUL- Application for retention of a non-residential static caravan for use as a club hut and storage unit and portable WC for club use. Refused. April 2009.

3 Consultation

To be reported orally.

4 Representations

Two letters of support.

5 Policies

5.1 Broads Local Plan (Saved Policies)

B11 - Design

Development will only be permitted if its scale, form, design, external materials and colour would be appropriate to its setting. New development in the built environment should respect the character and townscape of the area. New development in the countryside should be appropriately located so as to minimise its visual intrusion in the landscape.

TR 21 - Local recreational facilities

New recreational facilities for local residents or visitors will be permitted provided the proposal complies with all the following criteria:

- a) if permitted, the development would not result in a scale and concentration of similar uses in the vicinity which would have a significant adverse effect on the ecological and landscape qualities of the area; and
- b) it would not have a significant adverse effect on open space of recreational or amenity value in accordance with Policy C12 of the Local Plan; and

- c) it would not have a significant adverse effect on the landscape, on wildlife habitats or on the residential amenities of adjacent occupiers.

5.2 Core Strategy (Adopted)

CS 1 - Landscape

Development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads" distinctive landscape are protected, enhanced and restored. Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided:

- (i) The defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment;
- (ii) Tranquillity and wildness as part of the Broads experience;
- (iii) The value and integrity of nature conservation interest; and
- (iv) The character, appearance and integrity of the historic and cultural environment.

Opportunities to mitigate the visual impact of currently intrusive features should be sought.

6 Assessment

6.1 There is a general presumption against the development of buildings in the countryside, however we have here a site where a recreational use has been permitted on a permanent basis. The wish for an amenity building to service the use is not considered unreasonable. In order to be acceptable however it will need to demonstrate that it has been designed to the minimum necessary size. The proposed structure would accommodate the following:

- store space for:
 - a first aid station;
 - hand washing facilities;
 - toilet facilities;
 - field flying equipment; and
 - notice board;
- shelter from the elements;
- hot drink provisions;
- toilet and hand washing facilities; and
- sufficient space to sit 25% of their customers at any one time (18-10 people). It is not considered that the size of the accommodation is excessive and the scheme is therefore acceptable in principle.

6.2 The main issues of detail to consider in the determination of this application are the effect on the character of the area and the effect on neighbouring amenity.

6.3 It should be noted that a static caravan currently exists on site with a separate portable toilet and a large grass mower sits under a canvas. These

structures do not have planning permission and are the subject of enforcement negotiations so their existence and any improvement resulting from their removal cannot be taken into consideration.

- 6.4 Given that the principle of a building to service an existing facility is considered acceptable, in this rural environment it is considered important that any building should respect the agricultural character of the area. The existing caravan and portable toilet is therefore considered inappropriate. However, the proposed building due to its form and proposed materials is considered to mimic agricultural stores which are characteristic to the area and is therefore considered acceptable. The integration of a store and a toilet into one building also decreases the visual impact of the facility compared to a series of separate buildings and is appropriate. The building is masked by tall boundary hedging. The treatment of the wood, which is proposed to be agreed by condition, can also minimise the visual impact from afar by blending with its surroundings.
- 6.5 Past applications have generated a number of neighbour objections mainly regarding the use of the aeroplanes and the associated noise and the retention of the existing static caravan and portable WC. However, the scale and design ensure the building's impact is minimised and the application does not seek to extend the permitted times of the club. It is therefore considered that there will be no impact on neighbouring amenity due to the isolated location of the application site, the high screening of the boundary hedging and sufficient distance from neighbouring properties.

7 Conclusion

The small scale, traditional design, low ridge height, screening and positioning of the facility ensure that the development is visually unobtrusive and appropriate for the area. There are no significant adverse effects on the amenity of the neighbouring properties, no significant adverse effects on the character of the surrounding area, sufficient justification was submitted for the need of such a facility and the proposal is therefore acceptable when assessed against development plan policy.

8 Recommendation

Approve subject to the following conditions:

- (i) Standard time limit.
- (ii) Development in accordance with the submitted plans.
- (iii) Treatment of external materials to be agreed.
- (iv) Restricted times of use of the building.
- (v) Removal of existing structures prior to erection of new building.
- (vi) Maintenance of existing hedge.

9 Reason for Recommendation

The proposal is considered to be in accordance with Policies B11 and TR21 of the adopted Broads Local Plan and CS1 of the adopted Core Strategy.

Background papers: Application Files BA/2009/0040/FUL, BA/2008/0212/CU and 2005/1475

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Date of report: 19 November 2009

List of Appendices: Site Location Plan

BA/2009/0268/FUL - Waveney Model Flying Club Field, St Mary's Road, Aldeby
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