

**Reference:**

BA/2018/0053/HOUSEH

**Location**

Wayford Mill, Wayford Bridge, Wayford Road,  
Smallburgh

BA/2018/0053/HOUSEH - Wayford Mill, Smallburgh



**Application for Determination**  
Report by Planning Officer

<b>Target Date</b>	30 April 2018
<b>Parish:</b>	Smallburgh Parish Council
<b>Reference:</b>	BA/2018/0053/HOUSEH
<b>Location:</b>	Wayford Mill, Wayford Bridge, Wayford Road, Smallburgh
<b>Proposal:</b>	Maintenance Building and Workshop with Storage of Plant
<b>Applicant:</b>	Mr Mark Rogers
<b>Recommendation:</b>	Approve Subject to Conditions
<b>Reason for referral to Committee:</b>	Director Discretion

**1. Introduction**

- 1.1 Members will recall that this application was brought before them at the last Planning Committee on 23 March 2017 for consideration and determination. The full Committee Report for this application can therefore be read at Appendix 1 to this report.
- 1.2 At the last Committee meeting it was resolved to defer the determination of this application to enable further clarification/information to be received from the applicant regarding the details of the development proposed. The information requested can be summarised as follows:
- Amended elevations to show a clearance height of 2.6m through the door to enable the cherry picker to be stored in the shed.

- Confirmation of the height of the mezzanine floor to demonstrate that sufficient headroom would be provided above the mezzanine floor, with the ridge height set at 5m, for someone to use the proposed workshop.
  - A written statement from the applicant confirming that the building as proposed would be large enough to meet their current and future needs to ensure that there would be no future application for an extension to the building proposed or for another building in the future.
  - A drawing showing the building proposed in situ in relation to the house, the mill and the surrounding landscape.
  - Consultation with the IDB.
- 1.3 In response to the request for the above information an email has been received from the applicant confirming that the original height of 2.6m given for the JCB telehandler and cherry picker included the cage in the roof which carries the glass protection screens in case of vandalism. This cage would be removed for storage in the new building which would bring the maximum height of the JCB telehandler and the cherry picker down to less than 2.1m. Therefore the elevations do not need to be amended and the application should be determined on the basis of the drawings as originally submitted.
- 1.4 On the basis that the drawings as submitted are correct, the height of the mezzanine floor would be 2.1m above the sole plate, which, adding in 0.3m for the thickness of the mezzanine floor itself, would give approximately 2.5m clearance below the 5m ridge height. This should be sufficient to enable full use of the workshop.
- 1.5 The applicant has provided an email stating that the building as proposed will be large enough to meet his current and future needs and that he will not be applying for an extension to the building or for another building in the future.
- 1.6 At the time of writing, the drawing showing the building in relation to the house and mill is still awaited but should be available at the Committee meeting.
- 1.7 The IDB was formally consulted on this application on 26 March 2018 and their response was requested by 5 April 2018. No response to this consultation has been received.
- 1.8 On the basis of the above it is considered that all matters raised by the Committee have been satisfactorily addressed. In conclusion it is considered that the development proposed has satisfactorily addressed the concerns raised over the previous application in terms of scale and design and landscape impact and is now acceptable. The building is required for storage and workshop space associated with the ongoing upkeep and maintenance of the windmill and will therefore be incidental to the residential use of the site. The development is considered to be in accordance with the relevant Development Plan Policies and the NPPF particularly in terms of scale and design and landscape impact.

## **2 Recommendation**

It is recommended that the application be approved subject to the following conditions;

1. Standard time limit
2. In accordance with approved plans
3. Submission of material details and door detailing
4. Submission of details of landscape planting and completion in next planting season following completion of development
5. Replacement planting of any new plant that dies within 5 yrs
6. Erection of bird box
7. Details of any external lighting to be submitted for approval

## **3 Reason for Recommendation**

In the opinion of the Local Planning Authority this proposal is in accordance with Policies CS1 Landscape Protection and Enhancement, CS4 Creation of New Resources and CS20 Rural Sustainability of the Core Strategy and Policies DP1 Natural Environment, DP2 Landscape and Trees, DP4 Design, DP28 Amenity and DP29 Development on Sites with a High Probability of Flooding together with the NPPF.

Background papers: BA/2018/0053/HOUSEH  
Author: Alison Cornish  
Date of report: 12 April 2018  
Appendix: Appendix 1 – Committee Report 23 March 2018

**Application for Determination**  
Report by Planning Officer

<b>Target Date</b>	11 April 2018
<b>Parish:</b>	Smallburgh Parish Council
<b>Reference:</b>	BA/2018/0053/HOUSEH
<b>Location:</b>	Wayford Mill, Wayford Bridge, Wayford Road, Smallburgh
<b>Proposal:</b>	Maintenance building and workshop with storage of plant
<b>Applicant:</b>	Mr Mark Rogers
<b>Recommendation:</b>	Approve subject to conditions
<b>Reason for referral to Committee:</b>	Director discretion

## **1 Description of Site and Proposals**

- 1.1 The application site is located on land at Wayford Bridge on the western side of the A149. The River Ant fronts the land to the north. The site is accessed off a long access track leading off the A149. The property comprises Wayford Mill and the associated single storey dwelling and an area of reedbed and mown grass, with the entire site covering an area of approximately 0.9 hectares. An IDB drain runs northwest to southeast across the property close to the southwestern property boundary. A concrete culvert, close to the northern end of the dwelling, bridges this drain providing access over the drain from the main site access to the land to the southwest. The southwestern boundary of the site is defined by a fragmented boundary hedge line.
- 1.2 The site is situated in Flood Risk Zones 2 and 3.

- 1.3 The application is for the construction of an outbuilding to house plant and equipment associated with the residential use of the site. The plant would be stored on the ground floor of the building with a mezzanine floor above, accessed via an internal staircase, used as a workshop area. The building would be constructed on the concrete culvert bridging the IDB drain. It would be a timber boarded building with a pitched roof clad in corrugated metal profile sheet roofing. Windows would be added to all elevations and the building would be accessed via a pedestrian door in the western elevation and a double garage style roller shutter timber door on the northern elevation. The building would measure 6.3m by 10m and have a ridge height of 5m.

## **2 Site History**

BA/1988/3389/HISTAP - Extension and restoration of cap and sails – Refused 14 April 1989.

BA/1996/2241/HISTAP - Extension of living accommodation adjoining the mill and restoration of cap and sails – Withdrawn

20000304FF (NNDC Reference) – Erection of dwelling linked to mill: Reinstatement of cap and sails, water wheel and linking mechanism; provision of new sluice gates, culvert and bridge – Approved subject to conditions and a S106 Agreement – Approved 9 October 2003.

BA/2005/1313/HISTAP - Erection of garage, excavation of mooring basin and piping of ditch –Refused 29 April 2005.

In 2006 direct action was undertaken in respect of unauthorised land raising works at the site, the costs of which were pursued through the County Court 2009. In 2016 a Settlement Agreement was reached and the financial requirements of this have been fully discharged.

The Settlement Agreement also covered works to the mill and since 2016 there has been significant progress with the restoration of the mill.

## **3 Consultations**

### **3.1 Smallburgh Parish Council**

The Parish Council object to the application as it will detract from the historic mill, due to the proposed height and scale. The Council suggests that if the application is approved the height should be reduced to 4 metres and be single storey, The Council also understood that development had to be above the existing level in this flood plain area and that possibly a satellite survey should be carried out. Lastly- no details of the floor construction are included and members were unsure what the document labelled "existing plan" relates to.

### **3.2 No representations have been received**

## 4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

[NPPF](#)

Core Strategy [Core Strategy Adopted September 2007 pdf](#)

CS1 Landscape Protection and Enhancement  
CS4 Creation of New Resources

Development Management Policies DPD  
[Development-Management-DPD2011](#)

DP1 Natural Environment  
DP2 Landscape and Trees  
DP4 Design  
DP29 Development on Sites with a High Probability of Flooding

- 4.2. The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Core Strategy  
CS20 Rural Sustainability

Development Management Policies DPD  
DP28 Amenity

- 4.3 Neighbourhood Plan

Not applicable

- 4.4 Material consideration

National Planning Policy Framework [NPPF](#)

## 5 Assessment

- 5.1 In assessing and determining this application the main issues to be taken into consideration include: the principle of the development; scale, design and materials; landscape; ecology and floodrisk.

- 5.2 The applicant currently has plant, including a cherry picker, a JCB telehandler, a mini digger and a 1 tonne dumper stored outside in the curtilage of his property, exposed to the elements. This equipment is required for the ongoing maintenance of the windmill. The equipment required by the applicant for his



building business is stored in rented barns elsewhere, offsite. This building is required in which to store the plant in a secure and protected environment and also provide a small covered workshop area to carry out maintenance tasks for the ongoing upkeep and maintenance of the windmill. The use of the building would therefore be incidental to the residential use of the site. The principle of the development is accepted.

- 5.3 In terms of scale, design and materials the building is to be constructed on the concrete culvert over the IDB drain. The size of the building footprint is therefore restricted by the size of the culvert. The maximum height of the building has been restricted to 5m to ensure that it does not exceed the height of the single storey dwelling on the property or detract from the setting of the mill. At 6.3m by 10m in size the building is considered to be an appropriate scale for its intended use and to be subservient and ancillary to the main residential use of this property.
- 5.4 It is considered that the building is simply detailed with materials appropriate to its location and to give a recessive and subservient appearance to the dwelling and the mill. The proposed timber boarded walls and corrugated metal profiled sheet roof would achieve this. Openings are kept to a minimum and simply fenestrated with fixed lights or simple casements and boarded or simple glazed doors. Given the maturing of the site and landscaping the proposal would not lead to the over domestication of the plot. The development proposed would simply create a visually recessive and subservient storage/workshop structure, which, whilst being clearly ancillary to the domestic use of the site would complement the overall composition on the site in terms of its past use. The development is therefore considered to be in accordance with Policy DP4 of the Development Management Policies DPD.
- 5.5 In terms of any landscape impact the proposed building has been designed to be subservient to the adjacent building with a lower ridge height and no roof glazing. The proposed building would be of timber and with corrugated roofing to provide a visually recessive and 'agricultural' appearance. The building would not be particularly visible as it is set within an existing hedgerow with trees and benefits from wooded backdrops to the north, south and west. The existing reed-filled pond area on the site would provide screening of the site from the river, although there would be some intermittent views of the building from the river bank to the north, the Wayford Bridge area and the A149.
- 5.6 Members will note from the history here that a previous application (BA/2005/1313/HISTAP) was refused, and this was for reasons including concern about the visual intrusion of an additional domestic building, views from the river, and impact on the character of the marshland landscape. It is considered that the current application overcomes these concerns. The building is more modest in nature and constructed with appropriate materials. The site has matured over the intervening years and the reed fringed pond now provides valuable screening. Use of the building would enable storage of

vehicles and equipment which are currently standing around the site creating some visual impact.

- 5.7 It is recommended that a condition be imposed on any planning permission that may be granted requiring additional planting of native plants to enhance the screening of the proposed building from the riverbank to the north, the Wayford Bridge area and the A149. On this basis this application is considered to be in accordance with Policy DP2 of the Development Management Policies DPD and paragraph 115 of the NPPF.
- 5.8 As the proposed building is to be erected on the existing concrete culvert it is considered that there would be no adverse impact on biodiversity arising from this development. It is recommended that a condition be imposed requiring details of any external lighting to be added to be submitted for approval to ensure there is no adverse effect arising from light spill. In accordance with Policy DP1 of the Development Management Policies it is recommended that biodiversity enhancement proportionate to the scale of development proposed is achieved with the erection of a bird box on a mature tree within the curtilage of the property.
- 5.9 The site is located within Flood Risk Zones 2 and 3. A Flood Risk Tick Sheet has been completed in accordance with the Environment Agency's Standing Advice for householder developments of less than 250m<sup>2</sup> in area. The proposal is therefore considered to be in accordance with Policy CS20 of the Core Strategy, Policy DP29 of the Development Management Policies DPD and the NPPF.
- 5.10 The site is in a relatively isolated position. There is no other development, and in particular, no other dwellings in the vicinity of the proposed building which would be adversely affected by its construction and future use. It is also considered that given the size of the proposed building and its location in relation to the existing dwelling on the site that there would be no adverse impact on the amenity of the dwelling on the property. It is therefore considered that the proposal is in accordance with Policy DP28 of the Development Management Policies DPD.

## **6 Conclusion**

- 6.1 In conclusion it is considered that the development proposed has satisfactorily addressed the concerns raised over the previous application in terms of scale and design and landscape impact and is now acceptable. The building is required for storage and workshop space associated with the ongoing upkeep and maintenance of the windmill and will therefore be incidental to the residential use of the site. The development is considered to be in accordance with the relevant Development Plan Policies and the NPPF particularly in terms of scale and design and landscape impact.

## **7 Recommendation**

It is recommended that the application be approved subject to the following conditions;

1. Standard time limit
2. In accordance with approved plans
3. Ancillary to domestic use only and no commercial use
4. Submission of material details and door detailing
5. Submission of details of landscape planting and completion in next planting season following completion of development
6. Replacement planting of any new plant that dies within 5 yrs
7. Erection of bird box
8. Details of any external lighting to be submitted for approval

## **8 Reason for Recommendation**

In the opinion of the Local Planning Authority this proposal is in accordance with Policies CS1 Landscape Protection and Enhancement, CS4 Creation of New Resources and CS20 Rural Sustainability of the Core Strategy and Policies DP1 Natural Environment, DP2 Landscape and Trees, DP4 Design, DP28 Amenity and DP29 Development on Sites with a High Probability of Flooding together with the NPPF.

Background papers:	BA/2018/0053/HOUSEH
Author:	Alison Cornish
Date of report:	8 March 2018
Appendices:	Appendix 1 – Map

BA/2018/0053/HOUSEH - Wayford Mill, Smallburgh

