

**North Northamptonshire Area Planning Committee
(Thrapston)
October 2021**

Application Reference	20/00990/FUL
Case Officer	Dean Wishart
Location	Hargrave Lodge Farm, Shelton Road, Hargrave, NN9 6BA
Development	Erection of Building for storage of Light Aircraft and Hay and Use of Field as Grass Landing Strip
Applicant	Mustafa And Co Property - Mr And Mrs West
Agent	Nineteen47 Limited - Mr Jamie Pyper
Ward	Raunds
Overall Expiry Date	25 January 2021
Agreed Extension of Time	N/A

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation, as there has been an objection from both Hargrave and Raunds Parish Councils, which is contrary to the officer recommendation.

1. Recommendation

- 1.1 That authority be delegated to the Director of Place and Economy to GRANT Planning Permission subject to conditions once matters of flooding / drainage have been resolved. In the event these matters cannot be resolved, Planning Permission can be REFUSED under delegated powers.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of a storage building and the use of a field as a grass landing strip. The building would be 30.5 metres x 20.75 metres in floor area and would have a pitched roof. It would have a height to the eaves of 3.45 metres and a height to the ridge of 7 metres

and would be finished in profile sheeting. The building would be used to store 2 aircraft and hay.

- 2.2 According to the applicant's agent, the proposed landing strip has already been in use on a temporary basis under permitted development, which allows the temporary use of land for up to 28 days per year. The application seeks to regularise this use and increase it to more than the 28 days per year allowed under permitted development. This landing strip comprises a grass field and does not involve any other operational development. There would be no more than 20 take offs and 20 landings per month and no more than three of each per day.

3. Site Description

- 3.1 The application site comprises a farm between the settlements of Hargrave and Raunds and the site falls in both Raunds and Hargrave Parishes. There are several other recent planning permissions for the conversion of the former agricultural buildings into residential use and the replacement of the existing farm house. The site is surrounded by other agricultural land uses.

4. Relevant Planning History

- 4.1 12/01375/FUL - Installation of a single micro scale wind turbine - 14.97m to hub, 5.6m blades – Refused - 19.10.2012
- 4.2 15/01330/PDU - Change use of barn from redundant agricultural building to a light industrial building for use of small light engineering company – Refused (Not Permitted Development) - 24.08.2015
- 4.3 18/00121/FUL- Demolition of existing dwelling and erection of replacement dwelling with formal gardens on existing menage with associated landscaping; new 4 bay garage; demolition of two existing barns – Approved - 26.04.2018
- 4.4 18/01154/FUL - Replacement Dwelling and Removal of Existing Barns (resubmission of permission ref. 18/00121/FUL) – Approved - 10.08.2018
- 4.5 18/02183/FUL - Relocation and alterations to an existing agricultural barn. – Approved - 08.01.2019
- 4.6 19/00753/PDU - Change of use of agricultural barns to Residential (C3) 2 dwellings (GDPO Schedule 2, Part 3, Class Q) – Withdrawn - 31.05.2019
- 4.7 19/01596/PDU - Change of use of agricultural barns to Residential (C3) 2 dwellings (GDPO Schedule 2, Part 3, Class Q) (resubmission of 19/00753/PDU) – Approved - 26.11.2019
- 4.8 19/01970/FUL - Conversion of existing agricultural barns to form 2no dwellings together with associated alterations – Approved - 09.06.2020

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

6.1 Raunds Town Council

Object to the application. The grounds of this objection can be summarised as follows:

- Insufficient information;
- It is not clear if the application will include commercial use and if the applicant must have or does have flying and/or small aircraft consent;
- Safety concerns regarding the storage of flammable items with aviation fuel;
- The total potential aircraft movements giving rise to noise pollution that would result in the loss of residential amenity for the residents of Raunds and Hargrave; and
- Livestock that are kept close by and that aircraft noise can be extremely distressing for them.

5.2 Hargrave Parish Council

Object to the application. The grounds of this objection can be summarised as follows:

- Permission has been granted recently to convert or re-purpose agricultural storage buildings and permission is now sought to erect a new structure for storage when there are structures on site that can be utilised;
- Concerns regarding the storage of hay/straw with aviation fuel;
- Concerns regarding the total potential aircraft movements would give rise to noise pollution that would result in the loss of residential amenity for the residents of Hargrave and Raunds. In the vicinity livestock are kept and aircraft noise can be distressing for animals;
- It is not clear from the application whether the aircraft movements would be distributed evenly through the year or be concentrated at particular times due the seasons or weather conditions;
- The application does not contain sufficient information to make a judgement as to whether there will be an issue of environmental pollution;
- Concerns that the hours of use and any conditions imposed for use of the landing strip can be effectively monitored or enforced; and
- Concerns regarding overhead power cables at the end of the runway.

5.2 Neighbours / Responses to Publicity

Two comments were received from neighbours in support of the application.

5.5 Wildlife Officer

Having read the ecological survey supplied is satisfied that impacts to protected species should be negligible. Welcomes the additional tree and shrub planting proposed, and would recommend that the landscaping plan be conditioned to ensure that the species chosen are ecologically appropriate to the area.

5.6 Highways

No observations to make.

5.7 Surface Water Drainage Team

Insufficient information provided – cannot support the application in its present form.

(Officer note – additional information has been submitted and is with the Surface Water Drainage Team. They are dealing with a backlog of work, so comments have not yet been provided, but are awaited, and are expected to be neutral / favourable).

5.8 Natural England

No objection.

5.9 Northamptonshire Police

Has no objection or concerns in respect to crime and disorder with regards this application as proposed. All security measures need to be implemented as per the statements within the 'Crime Impact Assessment' dated Sept 2020.

5.10 Environmental Protection

No objection but suggest the imposition of conditions regarding operational hours and frequency of use.

5.11 Northamptonshire Fire and Rescue

- The minimum width of the roads should be 3.7m.
- Any turning circles between kerbs should be 15.7m
- The road carrying capacity should be a minimum of 15 tonnes to accommodate a Northants Fire and Rescue Service pumping appliance.
- Access to the furthest point of any building from the road should be no more than 45m

(Officer note – addressed in the fire access plan)

5.12 Civil Aviation Authority

No representations received

(Officer note – comments were chased up but none have been forthcoming)

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy and Guidance

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 8 - North Northamptonshire Place Shaping Principles

6.5 Emerging East Northamptonshire Part 2 Local Plan - Submission Draft March 2021

Policy EN1 – Spatial Development Strategy

6.6 Raunds Neighbourhood Plan (2018)

Policy R2 – Promoting Good Design

6.7 Other Documents

Standing Advice for Local Planning Authorities (2016)
Parking Standards (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design, Layout and Impact on the Character and Appearance of the Area
- Highway Safety and Parking
- Residential Amenity
- Flood Risk and Drainage
- Ecology

7.2 **Principle of Development**

In general terms, Policy within the National Planning Policy Framework (NPPF), the North Northamptonshire Joint Core Strategy (JCS) (The Local Plan, Part 1) and the Council's emerging Part 2 Local Plan should be applied to the proposed development. There are no planning policies in any of these documents that the principle of the proposed development would be contrary to.

7.2 Design, Layout and Impact on the Character and Appearance of the Area

7.2.1 The proposed building would be well within the site and would not be prominent from views outside. It would also be of an agricultural design and scale / character that is typical for buildings in locations such as this. The dimensions would be:

- Length – 30.5m
- Width – 20.75m
- Height (eaves) – 3.45m
- Height (ridge) – 7m

7.2.2 The floor area would be 632.88sqm (agricultural permitted development allows for buildings up to 1,000 square metres). As a result, it is considered that the proposed development would not result in harm to the character and appearance of the open countryside.

7.2.3 The impact of the proposed development in relation to design and layout is therefore considered to be acceptable and would be in compliance with Policy 8 (d) of the Joint Core Strategy.

7.3 Residential Amenity

7.3.1 The proposed building would be sited a minimum of 54.7m away from the closest house (58m away from the next closest – barn conversion). This is considered to be a sufficient separation distance visually and there would be no significant impact on loss of light or overlooking.

7.3.2 In terms of the impact on noise to local residents, a noise assessment has been provided as part of the application and this has been reviewed by the Council's Environmental Protection Team, who has no objection. It is also proposed to condition the frequency of the use and the hours of operation to ensure that this remains the case. This will also address the concerns raised by Hargave Parish Council in relation to the concentration of the proposed use. With these conditions in place, the impact on nearby properties is therefore considered to be acceptable and would be in compliance with Policy 8 (e) of the Joint Core Strategy.

7.4 Highway Safety and Parking

7.4.1 The proposed hangar and landing strip would be sited well within the site and would not have any impact on visibility or parking provision. Highways has also stated that it has no concerns in relation to the proposed development.

7.4.2 Consultation has also taken place with Northamptonshire Fire and Rescue. Their response draws attention to the specification (width, turning space and load carrying capacity) of the access, as well as the distance of the building from the access. The applicant has supplied an fire access plan to demonstrate compliance with this criteria.

7.4.3 The impact of the proposed development on highway safety and parking provision is therefore also considered to be acceptable and would be in

accordance with Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

- 8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.2 Information Submitted: Raunds Town Council and Hargrave Parish Council have both stated that insufficient information has been submitted to determine the application. Neither of these consultees have clarified the information that they believe to be missing and, it is considered that that sufficient information has been submitted to determine the application.
- 8.3 Flammable Materials: Raunds Town Council and Hargrave Parish Council also raised concerns regarding the storage of hazardous and flammable materials at the site. This in itself is not a reason to refuse planning permission and the onus is on the applicant to act responsibly and to obtain any necessary permit/license if required.
- 8.4 Conversion of Other Buildings: Hargrave Parish Council has also stated that other buildings could have been converted, rather than being converted to residential use. The Council can only take into account the proposal that is submitted and, in this instance,, the provision of an additional building for use as the hangar is considered to be acceptable.
- 8.5 Flooding and Drainage: The Surface Water Drainage team has raised concerns regarding flooding and drainage at the site. The applicant has subsequently submitted information to address these concerns, however revised comments from the Surface Water Drainage Team were not received at the time the report was written. Any update to this position will be reported to the Committee and in the event that the matters are unresolved, the recommendation is to delegate the final decision to Officers to either:
- GRANT permission once the matters are resolved; or
 - REFUSE permission for failure to adequately address flood / drainage matters
- 8.6 Distress to Animals: Both Raunds Town Council and Hargrave Parish Council have raised concerns regarding the potential for distress to animals caused by flights. The applicant claims to already be using the site for flights under permitted development, under Class B of Part 4 of the General Permitted Development (England) order 2015 (as amended). This allows for occasional flights to take place in rural locations without the requirement for any assessment of animal welfare for a period of up to 28 days per year. The use and the conditions would stipulate maximums and hours of use to ensure this is the case. It is not considered that the additional use of the site would cause any more harm. In addition, this is not a material planning consideration and no evidence has been provided to demonstrate that there would be any harm caused and the effects of it.

9. Conclusion / Planning Balance

- 9.1 The proposed development is considered to be acceptable as it is not considered to cause adverse harm regarding the character of the local area. There would also be no significant adverse impacts on either neighbouring amenity (subject to conditions) or highway safety.

10. Recommendation

- 10.1 That authority be delegated to the Director of Place and Economy to GRANT Planning Permission subject to conditions once matters of flooding / drainage have been resolved. In the event these matters cannot be resolved, Planning Permission can be REFUSED under delegated powers.

11. Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

- Site Location Plan – 17/05/70 A;
- Proposed Site Plan – 17/05/72 A;
- New Agricultural Building / Hangar – 17/05/73 B; and
- Fire Access Plan – 17/05/74

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. The development hereby permitted shall be finished externally in materials as detailed on the submitted application form and plans. The approved materials should be maintained and retained in perpetuity thereafter.

Reason: To achieve a satisfactory elevational appearance for the development.

4. The landscaping scheme shown on plan 17/05/72 A. shall be implemented within the first planting season following the substantial completion of the development (first occupation of the building). Any planting that is dead, dying or dangerous shall be replanted with matching species within the first 5 years.

Reason: To ensure that the species chosen are ecologically appropriate to the area.

5. The use hereby permitted shall only operate between 07.00 and 20.00 hours.

Reason: In the interests of residential amenity.

6. There shall be no more than twenty take offs and twenty landings of any aircraft in any calendar month. The applicant shall keep a record of all take-offs and landings, which shall be retained for 10 years, and shall be available for inspection by the Local Planning Authority upon request.

Reason: In the interests of residential amenity.

7. There shall be no more than three take offs and three landings of any aircraft in a single day.

Reason: In the interests of residential amenity.