

**North Northamptonshire Area Planning Committee
(Thrapston)
8 June 2022**

Application Reference	21/01843/FUL
Case Officer	Peter Baish
Location	Middlefield Farm Site, Church Street, Ringstead, NN14 4DH
Development	Residential dwelling to replace existing agricultural building
Applicant	Mr Norman
Agent	Amet Property – Mrs Sophie Fulton
Ward	Irthlingborough Ward
Overall Expiry Date	10 March 2022
Agreed Extension of Time	9 June 2022

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside of the Council's Scheme of Delegation as the proposal has received a material planning objection from Ringstead Parish Council.

1. Recommendation

- 1.1 That Planning Permission be **GRANTED** subject to conditions.

2. The Proposal

- 2.1 The proposed development is to remove the existing agricultural building and replace it with a single dwelling of a smaller size and scale at Middlefield Farm, Church Street, Ringstead.

- 2.2 In terms of planning history, planning permission has been confirmed via a prior notification application submitted under Class Q (a) and (b) Schedule 2: Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an existing agricultural building to a Class C3 residential dwelling.
- 2.3 Under a prior notification application the Council can only consider whether the proposal is 'Permitted Development' under Class Q and, if so, whether prior approval is a) required and b) whether this would be granted. On this occasion, prior approval was granted under reference 20/01523/PDU for the conversion of the agricultural building to a residential dwelling, shortly followed by full planning permission for the same development under reference 21/00083/FUL.
- 2.4 This application is to remove the agricultural building which could be converted to a dwelling and to build a new but smaller dwelling on the same site.

3. Site Description

- 3.1 New Middlefield Farm is located to the south of the village of Ringstead. The location of the building is immediately adjacent to an existing mature hedgerow and is served by an access track that runs from Raunds Road.
- 3.2 The farmyard occupies approximately 0.65 acres and consists of hard standing and agricultural buildings. The main farmyard is located to the south of Church Street and west of Raunds Road and is set back from the roads.
- 3.3 The farmyard is accessed from Church Street and Raunds Road. This current proposal would utilise the access track off Raunds Road which has good visibility in both directions.
- 3.4 In terms of surrounding land uses, to the north of the site are a number of farm buildings, with open countryside in all other directions. The application site is not located in a Conservation Area and is fully within Flood Zone 1. The site is located within 3km of the Upper Nene Valley Gravel Pits Special Protection Area and as such a mitigation fee is required to provide for mitigation against any harm caused as a result of the proposal. This fee has been paid under application reference 21/00083/FUL and only one of the two schemes could go ahead so the fee can be transferred

4. Relevant Planning History

- 4.1 21/00083/FUL - Conversion of an agricultural building into one residential dwelling – APPROVED – 22.03.2021
- 4.2 20/01523/PDU - Change of use of an agricultural building to residential (C3) - 1 no. dwelling (Schedule 2, Part 3 Class Q) – PERMITTED 11.01.2021

5. Consultation Responses

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

5.1 Ringstead Parish Council

Object for following reason:

- the site seems to be being developed in sections or blocks and with this application it has become a major development area within the village with a total of 8 new dwellings without consideration of the cumulative effect of the development.
- Under the North Northamptonshire Joint core strategy 2011-2031 Ringstead Parish Council believes the development fails to take into consideration the following policy statement
- Our major concern is that the extra traffic caused by such development will outstrip available parking and traffic movement space in the area.

Further comments received on 10.05.2022:

RPC have considered this application, and we recommend Refusal

The reason for the objection is that the site seems to be being developed in sections or blocks and with this application has become a major developer in the village. Under the North Northamptonshire Joint Core Strategy 2011-2031 Ringstead Parish Council believes the development fails to take into consideration the Neighbourhood Plan with major concerns that such a development in instigate infill into an area of farmland and ingress in to the Village / parish buffer zone.

Policy R16: Providing for Housing The additional housing provision for Ringstead to 2031 is around 30 dwellings. This will be met by the allocation of a housing site in accordance with Policy R17. In addition, housing development within the Ringstead Settlement Boundary (as shown on Map 7 (page 47) and the Policies Maps on pages 84 & 85) will be supported where it meets the other policies of the Neighbourhood Plan. Outside the Ringstead Settlement Boundaries, housing development will be limited to: A. Rural Exception Housing, rural worker accommodation and individual dwellings of exceptional quality or innovative design in accordance with North Northamptonshire Joint Core Strategy Policy 14; B. The subdivision of an existing residential dwelling; C. The redevelopment of brownfield land in accordance with Policy R19; and D. The re-use and/or adaptation of rural buildings in accordance with Policy R18

5.2 Environmental Protection

No objection. Comment as follows:

There have been a number of earlier applications for this site for residential development. Having looked through the information submitted and our records it is considered that contamination does not pose a significant risk to the proposed use.

Comments were made on previous applications with respect to noise. The site is located approximately 360 metres from the boundary of Ringstead Grange Quarry. The nearest residential property to the quarry at present is some 440 metres from the boundary. Noise from the quarry is controlled under planning conditions enforced by Minerals and Waste Planning at North Northamptonshire Council. It is quite possible noise from the quarry may be audible at times at the proposed development. However, there is no significant level of complaint from quarrying activities and it would be assumed that any prospective resident will be aware of the quarry. Compliance monitoring data from the quarry operator indicates that noise levels are kept within the planning criteria.

- The proposed development is some distance from existing residential development. However, to ensure there is no detriment to amenity during demolition and construction please place conditions relating to construction and demolitions hours and burning.

5.3 Natural England

No objection subject to SPA mitigation fee being paid.

Officer Comment

The original SPA fee that was paid under reference 21/00083/FUL was £299.95. This has since increased to £322.41. The applicant has paid the increased £22.46 fee.

5.4 Northamptonshire Highways

No Objection. Recommendation that:

- The access to be resurfaced and constructed of a hard bound material for the first 5.5 metres from the highway boundary.
- Any gates to be set back a minimum of 5.5 metres from the highway boundary.
- A means of drainage to be installed across the back of the highway boundary .

5.5 Waste Management

No objection. Comment as follows:

With regard to the above application bins will need to be presented immediately adjacent to the closest adopted highway which is Raunds Road.

5.6 Neighbours / Responses to Publicity

No representations received.

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)

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

Policy 1 - Presumption in Favour of Sustainable Development

Policy 3 – Landscape Character

Policy 4 - Biodiversity and Geodiversity

Policy 5 - Water Environment, Resources and Flood Risk Management

Policy 6 - Development on Brownfield Land and Land Affected by Contamination

Policy 8 - North Northamptonshire Place Shaping Principles

Policy 9 - Sustainable Buildings

Policy 11 - The Network of Urban and Rural Areas

Policy 19 - The Delivery of Green Infrastructure

Policy 20 - Nene and Ise Valleys

Policy 28 - Housing Requirements

Policy 29 - Distribution of New Homes

Policy 30 - Housing Mix and Tenure

6.4 Rural North, Oundle And Thrapston Plan (RNOTP)

None relevant

6.5 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)

Policy EN1 – Spatial Development Strategy

Policy EN3 – Settlement Boundary Criteria – Freestanding Villages

Policy EN13 – Design of Buildings/Extensions

6.6 Other Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Northamptonshire County Council - Local Highway Authority Parking Standards

Northamptonshire County Council – Planning Out Crime Supplementary Planning Document (December 2003)

Joint Planning Unit – Design Supplementary Planning Document (March 2009)

East Northamptonshire Council – Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)

Biodiversity Supplementary Planning Document (February 2016)

Upper Neve Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following considerations are relevant to the determination of this application:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Highway Safety and Parking
- Flood Risk
- Ecology
- Waste

7.1 Principle of Development

- 7.1.1 The proposal is for a residential dwelling to replace an existing agricultural building within the open countryside. National and local planning policy indicates that development should be focussed within the built-up areas of settlements. However, the government introduced a form of permitted development that could be achieved through the prior notification process for agricultural buildings within the open countryside.
- 7.1.2 As such, permission was granted via a prior notification application submitted under Class Q (a) and (b) Schedule 2: Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an existing agricultural building to a Class C3 residential dwelling.
- 7.1.3 Under normal circumstances, this form of development in the open countryside would be resisted as it would result in urban creep and encroachment into the countryside and be contrary to both the NPPF and Policy 11 in the North Northamptonshire Joint Core Strategy. However, in this particular instance, it is acknowledged that the applicant firstly secured a permitted conversion of the existing building from agricultural to residential (Ref: 20/01523/PDU) and then secured this further through a full application which was granted full planning permission for the same development (Ref: 21/00083/FUL).
- 7.1.4 It is accepted that the applicant has a valid fall-back position that can be achieved without the need for any further planning consents. The principle of a dwelling is therefore established on the site by way of the recent approval for the conversion of the existing agricultural building. The current application is to demolish the existing agricultural building (rather than convert it) and rebuild a new residential dwelling of a smaller scale, size and similar appearance.

7.1.5 The main issues to consider are those that are material to the consideration of the scheme, mainly the impacts of the proposal upon the character and appearance of the area when compared to the fall-back position that was secured via planning permission 21/00083/FUL.

7.2 Impact on the Character and Appearance of Area

7.2.1 The NPPF and policies 2, 3 and 8 of the North Northamptonshire Joint Core Strategy expect developments to be designed sympathetically and in keeping with their surroundings and historic context, in terms of the detailed design, landscaping and the resultant curtilage size.

7.2.2 Given the history of the site, harm would already be caused to the character and appearance of the area through the conversion of the existing agricultural building to a residential dwelling, if implemented. It is considered that the current proposal to replace the existing agricultural building with a new residential dwelling of a similar appearance is likely to cause less harm than what has already been approved due to a reduction in the size and scale of the building.

7.2.3 The existing agricultural building measures 18.5 metres in width by 24 metres in length at a height of 7.4 metres. The proposed replacement building would be reduced to 13.4 metres in width by 21.5 metres in length at a height of just under 7.4 metres. The reduction in size is considered to have less of an impact on the surrounding area than the conversion scheme which already has consent.

7.2.4 In terms of materials, the proposal would use appropriate materials to give the appearance of an agricultural building; these being, metal cladding for the walls and roof and glazed windows, which is similar to what was approved under application reference 21/00083/FUL. Due to the new build nature of the proposal, all materials would be secured via condition to ensure that the proposal is acceptable in terms of its impacts upon the character and appearance of the area.

7.2.5 It is acknowledged that the current proposal does include more glazing (windows) than the previously consented scheme, however it is not considered that this would have a significant detrimental impact upon the character and appearance of the wider area in itself due to relatively well screened location of the building and the fact that its structure would still resemble the appearance of an agricultural building. It is also acknowledged that the building is to be moved slightly to the west by approximately 5 metres. This is considered acceptable as it moves the building away from a mature tree belt, thus protecting the tree roots.

7.2.6 No boundary treatment details have been submitted and, given the open nature of the site, these shall be required. Therefore, subject to conditions relating to boundary treatment and the removal of permitted development rights (to allow the LPA to assess any significant alterations to the dwelling), the proposal is considered to preserve the character and appearance of the area in accordance with the NPPF and Policies 3 & 8 of the North Northamptonshire Joint Core Strategy (2016).

7.3 Residential Amenity

- 7.3.1 The NPPF and policy 8 of the Joint Core Strategy (2016) seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 7.3.2 There are no residential properties in the immediate vicinity of the site that would be impacted upon by the proposed development and the proposed dwelling would comply with national space standards. Given that a quarry is located approximately 360 metres away and as the site is agricultural in nature, the Council's Environmental Protection Team was consulted and has confirmed that the impact in relation to noise and contamination is considered to be acceptable, subject to the conditions set out in the consultee section above.
- 7.3.3 The private residential amenity space is considered adequate for the occupiers of the proposed property. Internally the dwelling exceeds minimum national space standards Accordingly, the proposal is considered to be in accordance with the NPPF and Policies 8 and 30 of the North Northamptonshire Joint Core Strategy 2016.

7.4 Highway Safety and Parking

- 7.4.1 It is confirmed that the access will only serve the residential dwelling and no agricultural traffic will use it. Residential visibility splays onto Raunds Road of 21.5 metres in each direction can also be achieved. In terms of parking, there is more than adequate space to park numerous vehicles (4+ spaces indicated – but space for more if needed) and the scheme is therefore deemed to provide sufficient parking on site in accordance with the guidance contained within the Local Highway Authority Standing Advice for Local Planning Authorities.
- 7.4.2 Northamptonshire Highways have been consulted and offer no objection to the scheme subject to conditions relating to the hard surfacing of the first 5.5 metres of the access, no gates within 5.5 metres of the highway boundary and drainage to be installed on the highway access boundary. These conditions are considered reasonable and necessary and are therefore recommended. It is also recognised that notwithstanding the highways' comments, the applicant has an implementable permission for a dwelling, therefore this current application provides an opportunity to improve the access via conditions.
- 7.4.3 Subject to the conditions as indicated above, the impact on highway safety is considered to be acceptable and in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7.5 Flooding

7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, there should therefore be no additional surface water run-off impacts due to the fact that the replacement building is smaller and there will be no additional non-permeable surfacing. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.6 Ecology

7.6.1 The application site has no record of any protected species and, being mainly grassed land and hardstanding, it is considered to be of low biodiversity potential.

7.6.2 As the site lies within 2km of the Nene Valley Gravel Pits Special Protection Area (SPA). An SPA Mitigation payment is required. This fee was paid by the applicant through the previous approval (21/00083/FUL), however since this approval the fee has increased, and the applicant subsequently paid the small increase as part of the current application. As a result, the impact of the proposed development on the Special Protection Area is considered to be acceptable.

7.6.3 The proposal would therefore have a neutral impact upon biodiversity, with opportunities to enhance biodiversity on site through the inclusion of a landscaping condition, therefore the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

7.7 Waste

7.7.1 The Councils Waste Management team has been consulted and offer no objection to the proposal. There is sufficient space on site to store household waste bins which must be brought to the kerbside of Raunds Road for collection on the relevant day. Notwithstanding this acceptable arrangement, the applicant has confirmed that they are likely to use a private waste collection contractor.

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 National Space Standards: Policy 30 states that the internal floor areas of all new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. The proposed dwellings meet the National Space Standards.

- 8.3 Sustainability: Policy 9 of the North Northamptonshire Joint Core Strategy states that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. A condition has been attached to the permission to limit water use to no more than 105 litres/person/day.

9. Conclusion / Planning Balance

- 9.1 In this instance the proposed removal of the existing agricultural building and replacement with a residential dwelling of smaller size and scale but similar appearance is not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal. Therefore given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:

- Is of an appropriate scale and size
- Would not have a harmful impact upon the character and appearance of the area
- Would not have a significantly detrimental impact upon the amenity of neighbours
- Would not have a harmful impact upon highways safety and provide sufficient off-road parking provision
- Would be acceptable in terms of flood risk
- Would safeguard existing biodiversity
- There are no other material planning considerations which have a significant bearing on the determination of this application

10. Recommendation

- 10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore that Planning Permission be **GRANTED** subject to conditions.

11. Conditions

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on the following dates:

- PL-00 Rev A - Site Location Plans (13.01.2022)
- PL-01 Rev A - Site Plan (13.01.2022)
- EX-01 – Existing Ground Floor Plan (20.12.2021)
- PL-02 Rev A – Proposed Ground Floor Plan (13.01.2022)
- PL-03 – Proposed First Floor Plan (20.12.2021)
- EX-03 – Existing East & West Elevations (20.12.2021)
- PL-05 – Proposed East & West Elevations (20.12.2021)
- EX-04 – Existing North & South Elevations (20.12.2021)
- PL-06 – Proposed North & South Elevations (20.12.2021)
- EX-02 – Existing Roof Plan (20.12.2021)
- PL-04 – Proposed Roof Plan (20.12.2021)

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

3. No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the proposed dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained in the approved manner in perpetuity.

Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

4. No development above slab level shall take place in connection with the development hereby approved until full details of:

- i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size).
- ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions.
- iii. Full details of landscape maintenance regimes.
- iv. An implementation programme for the landscape works.

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full, in accordance with the approved details.

The hard and soft landscaping works shall be carried out in the first planting season following the completion or occupation of the development hereby permitted (whichever is soonest) and thereafter maintained in perpetuity.

Any trees or plants planted in connection with the approved soft landscape details which within a period of five years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies 3 & 8 of the North Northamptonshire Joint Core Strategy 2016.

5. No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works

6. There shall be no burning of any material during construction or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

7. No development above slab level shall take place until the proposed vehicular access (including visibility splays as indicated on the visibility splay plan received by the LPA on 25.02.2022) has been completed and the first 5.5 metres of the access drive from the highway boundary (Raunds Road) has been resurfaced in a hard bound material. The approved access arrangements shall thereafter remain in perpetuity.

Reason: In the interest of highways safety.

8. No gates shall be erected within 5.5 metres of the highway boundary (Raunds Road). Any gates must be hung to open inwards only.

Reason: In the interest of highways safety.

9. Prior to first use or occupation of the dwelling hereby approved, a positive means of drainage shall be provided to ensure that surface water from the vehicular access does not discharge onto the highway or adjacent land. Such drainage features shall thereafter be retained and maintained in full working order in perpetuity.

Reason: In the interests of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following development or alterations within the identified red line area only as indicated on the Site Location Plan.

- a) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks (as detailed in Schedule 2, Part 1 Classes A and E);
- b) The erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A);
- c) The erection of any extensions, porches or alterations to the roof (as detailed in Schedule 2 Part 1 Classes A, B, C and D).

Reason: To ensure that the Local Planning Authority retains control over the future development, in the interests of its visual integrity and impact upon the character and appearance of the countryside.

11. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to limit water use to no more than 105 litres/person/day (plus 5 litres/person/day external water use).

Reason: As this is an area of water stress and to accord with Policy 9 of the North Northamptonshire Joint Core Strategy.