

MINUTES OF HOLBETON PARISH COUNCIL PLANNING MEETING HELD REMOTELY ON ZOOM - FRIDAY 26 MARCH 2021 AT 7.30 PM

Present: Cllrs John Sherrell, Mike Reece, Carol Ackroyd, Harry Baumer, Trudie Timlin Brown, Nirosha Gunatillake, Andrew Hollett and Julie Fuller

District Councillor Dan Thomas (from 7.30 pm until 8.20 pm)

District Councillor Keith Baldry (from 7.30 pm until 8.20 pm)

Teresa Drew - Parish Clerk

Visitor(s)/Parishioner(s)present: 5

1. APOLOGIES FOR ABSENCE

Apologies received from Cllrs James Pengelly and Chris Flower.

2. DECLARATIONS OF MEMBERS' INTEREST(S) RELATING TO MATTERS ON THIS AGENDA.

Members are also reminded that any change to their Declaration of Interests must be notified to the Parish Clerk within 28 days of the change.

Cllr Baumer declared a personal interest as a resident of Luson, Holbeton.

3. PUBLIC QUESTIONS OR COMMENTS - (maximum of 15 minutes per person)

Agent Name: Mr Derek Butler - Derek Butler Designs Ltd working on behalf of Mr Christian Hockin who gave the background to the planning application:

- barn is required for hay, straw, feed and general storage
- the farm is currently an entry level stewardship scheme and working towards a higher level scheme recognition
- barn design is to minimise visual and environmental impact as far as possible
- the farm holding (approximately 50 hectares in size) currently has no farm buildings
- existing farm gate access which is from a lane to the north of the site, offers good access for farm machinery and HGV, which would be difficult to replicate in any other points of the holding due to the size of lanes in the area
- screening of the barn due Bull and Bear listed gate and house
- barn will be cut into the hillside which will reduce the visual impact on the skyline
- extensive landscape to obscure or partially obscure the building from all views
- recent planning application for a barn in the area, passed without comment. We have been asked for significant information which has been provided

Mr Christian Hockin (planning application applicant) asked for the planning application to be treated fairly and wishes to get on with neighbours:

- supports the village and inhabitants
- wishes to promote wildlife as a whole
- opposite side of the road, a recently built barn has transformed the landscape, whereas his application is situated lower and hidden by hedges. Also, in the area there are other barns recently approved and built and there is another one being proposed, but appreciated that some are not in view of Bull and Bear Lodge
- the barn has been resited, due to consultation with the owner of the Bull and Bear Lodge
- Councillors should not be biased as it does affect the constituents which they represent
- his dream is to run the farm with his family and he will have help, but it needs to bring in revenue for sustainability
- Luson Farm was purchased separately, and as the farm buildings were then sold off with Luson House, there are now no farm buildings
- request application is taken on its merits like the recent structure across the road and he stressed the barn will be used for farm storage

Members of the public and Parish Councillors made comments or referred to:

- Parishioner asked if there were any concerns about HGV access

CH - HGV will have easy access when they will drop off fertiliser, grain and farm goods, it is not a property development

- Cllr Hollett is there enough space in the curtilage of the barn for HGVs to turn around

DB - confirmed there is enough space for a standard articulated lorry

- Cllr Timlin Brown does not understand why there is now a need for a barn and why it is so large and high

CH - currently this is not a large barn for storing grain and fodder, but he has space for tractors and equipment. CH stressed it is not to rent out.

- Cllr Timlin Brown pointed out, the eaves height is 5.2 metres which is cut into a bank below of 2.5 meters and the ridge height is 7.8 metres, which effectively going to be seen in an area of AONB.

CH - the barn on the other side of the road is 20 foot higher and there is a need to move equipment around the building.

DB pointed out the barn is of standard size for storage of straw, hay and grain.

- Cllr Timlin Brown asked if the intention is to apply for an agricultural dwelling to service the building at a later date.

CH - this had not been considered.

Cllr Timlin Brown asked if consent was granted could a condition be applied to prevent a dwelling in the future.

CH - had not thought about a dwelling and would be happy for the condition, as it is not for other businesses or to rent.

Cllr Ackroyd - the difference between this planning application and the barn across the road is that the barn across the road is part of an existing farmstead. This barn is a new development in a particularly unspoilt and attractive valley. If barn is built, will CH farm (Luson Farm) 120 acres actively farm around this building.

CH - Luson Farm does not have any buildings.

DB - the barn will be used for storage not animals.

Cllr Ackroyd - why have you planted Cypress tree around the edges as they are poisonous to farm animals.

CH - begun my learning and knowledge of trees and the area where they are planted is going to be woodland.

Cllr Baumer - over time you will wish to plant trees, how much acreage will be left for agricultural?

CH - 100 acres at least.

Cllr Baumer - in time will you turn land to arable.

CH - not intending to arable farm Luson Farm. The barn will used for animal feed.

Cllr Ackroyd - if the barn is built does that mean it would be easier to have further development

DB - should not make any difference, everything is on its own merit. If there is a demand for additional sheds because of the farms need then further plans would be produced.

Cllr Timlin Brown - struggling to understand why the barn is so large.

CH - we tried to make it as small as we can, but the barn has to be suitable for the storage and for the use of equipment.

DB - the height of the barn is the height of a house.

4. PLANNING APPLICATION - Ref: 0946/21/PAA

Councillors had been asked to view the planning application on SHDC Website prior to the meeting and the Chairman had circulated additional documents relating to the application supplied to him by the applicant prior to the meeting.

Two documents from the planning application website page on the SHDC planning portal are attached:

- Design and Access Statement
- Justification and Need Statement

Planning Application: 0946/21/PAA

Description: Prior approval application for new agricultural barn

Address: Field to rear of Bull and Bear Gate Holbeton

In Favour of planning application: 3 Parish Councillors

Object to the planning application: 4 Parish Councillors

Abstained: 1 Parish Councillor

Councillors voted to *object to the planning application*.

Meeting finished at 8.20 pm

Teresa Drew / John Sherrell

Parish Clerk Chairman

Derek Butler Designs Ltd. Architectural and Building Surveying Services

Design and Access Statement

Name and Address of Applicant:

Mr Christian Hockin,
Brownstone Manor Farm,
Holbeton,
Devon,
PL8 2JB

Name and Address of Agent:

Derek Butler BSc.(hons)
Hext Hill Cottage
Brixton Torr, Brixton
Plymouth
Devon
PL8 2BD

Application Site:

New Barn to Field grid reference SX 60050 50427,
Brownstone Manor Farm,
Holbeton,
Devon,
PL8 2JB



Photograph showing field entrance (right) and area to accommodate barn (left).

Justification for Proposal.

Brownstone Manor Farm has been owned by the applicants family for more than 20 years and occupies an area of land to the west of the village of Holbeton. The property has a collection of properties and agricultural buildings centred around the farm house with farmland radiating out in

each direction. The estate also includes the land formally known as Luson Farm as well as several other smaller parcels of land around the main holding that have been acquired over the years. This provides a total acreage of 370 acres under the client's ownership.

The farm comprises a mixed livestock and arable holding as well as being in a large Entry Level Stewardship (ELS) Scheme and plans to become part of a Higher Level Stewardship (HLS) Scheme to preserve and enhance the landscape and wildlife on the holding. These schemes being run and managed by the applicant. The applicants Christian Hockin and Tom Clinnick currently farm the fields around the application site with the field in question being used for raising sheep.

The proposal is to provide a general purpose storage barn for machinery and feed. The field in question is 11.1Ha in size and is used for grazing sheep which will continue to graze around the new structure. The farm currently has barn facilities in the main farmyard, but this is inaccessible to large delivery lorries and some distance from the area being farmed by the applicants. The barn will allow feed and essential machinery to be stored where needed and avoid having to move deliveries by smaller vehicles to and from the existing barn.

The proposed new barn will be accessed from the existing field access and provided with a simple gravel track to access between the barn and road so as to avoid mud tracking onto the road. The proposed screening and banked hedging will provide a net gain for wildlife habitation. In addition the clients have plans supported by Natural England and the Forestry Commission to plant up the lower end of the field to enhance wildlife habitat and is presently also planting up trees around the existing entrance to minimise visual impact and improve biodiversity in the area.

Scale

The new barn is to be 18mx25m and divided into two zones for flexibility of use. The barn is 5.2m to the eaves and 7.8m to ridge. The barn being dug into the field higher level to minimise the visual impact and apparent height.

This style and size of barn is typical of modern farming requirement and similar to other barns approved in the local area recently.

Landscaping

The area below the barn will be provided with new areas of banked hedge which is to be constructed as extensions of the existing poor condition banked hedge running down the centre of the field. The existing hedge is to be improved and further planted at the same time to improve the quality of the provision.

The client has also started planting up area of trees either side of the entrance to utilise trees that require transplanting and to encourage better biodiversity.

New Construction and Reinstatement of Hedgebanks

1. Hedgebank to be 1.5m wide at the base reducing to 0.8m in width on the crown (top) and the bank shall be 1.5m in height. The bank shall be created with subsoil excavated from the site. The subsoil may contain small stones (up to 30%) within the bank core of various sizes, no bigger than 100mm. The subsoil must be well compacted. The faces of the hedgebank shall be battered.

2. The bank shall be surfaced with 250mm of top soil which shall also be thoroughly compacted. The created bank comprising subsoil with top soil above shall be surfaced with grass turves to be dug from the land when the site for the entrance is excavated. The turves shall be laid on top of the compacted subsoil with top soil over and shall be fully compacted with the back of an excavator bucket. The crown (top) of the hedgebank shall be finished with grass turves to allow for hedge planting.

3. Hedge planting to be undertaken in accordance with details below.

4. During construction and until the grass is established, the bank shall be protected from excessive and heavy rainfall as required.

Hedgerow Planting Schedule

Planting.

- Hedgerow saplings will be notch planted in the planting season, through weighed' down Hessian or geotextile matting to prevent weed growth.
- All hedgerow planting will be at 330mm centres in double staggered rows.
- Plants will be protected with transparent rabbit guards and secured with cane stakes to an appropriate height.
- All existing hedgerows within close proximity of the construction site are to be protected during the construction period using a 1.5m high temporary fence located at canopy spread or 1m from the base of the bank, whichever is greater.
- Bare rooted stock will be planted during the winter months from November to February avoiding frosts.
- Roots will be kept moist prior to planting and protected from wind or frost damage.
- Trees will be staked on the windward side to approximately 1/3 tree height using appropriate timber stakes and rubber tree ties. A 50cm diameter mulch mat will be used around the base of all newly planted trees.
- All plants will be watered as required at all times of the year throughout establishment.

<i>Species</i>	<i>Common Name</i>	<i>Stock Size</i>	<i>%</i>	<i>Notes</i>
Crataegus Monogyna	Hawthorn	60-90 cm	25	2 yr old saplings
Prunus spinosa	Blackthorn	60-90 cm	25	2 yr old saplings
Corylus avellana	Hazel	60-90 cm	25	2 yr old saplings
Quercus robur	Oak	60-90 cm	15	2 yr old saplings
Acer campestre	Field Maple	60-90 cm	10	2 yr old saplings

Woodland Planting Schedule

As approved by Natural England the new mixed woodland provided at the lower end of the field is to include Oak, Alder, Beech, Scots Pine, European Silver Fir, Field Maple, Wild Cherry, Silver

Birch, Mixed Broadleaves, Monterey Pine, and Yew trees. All planting in accordance with scheme details provided to support the Higher Level Stewardship Scheme run by Natural England and supported the Forestry Commission. The area adjacent to the entrance to include Hazel, Hawthorn, Holly, Mountain Ash, Oak, Hornbeam, Beech, and Chestnut.

Appearance

The new barn will be provided with metal profile sheet cladding to walls and roof with in green. As the barn will for the most part appears below the ridge line, this will allow the building to blend into the surrounding hills and foliage.

Traditional banked hedges matching and improving on those already edging the field will be introduced to screen and soften the appearance of the structure. A simple stoned agricultural track will be provided to access the barn and minimise potential for mud to track onto the public highway.



CGI image of new barn as seen looking towards Luson from the main road. Once the planting is established the barn will be well concealed

Signature of agent:

Date:

Derek Butler MCIQB, BSc (Hons)

3rd February 2021

Derek Butler Designs Ltd. Architectural and Building Surveying Services

Justification and Need Statement

Name and Address of Applicant:

Mr Christian Hockin,
Brownstone Manor Farm,
Holbeton,
Devon,
PL8 2JB

Name and Address of Agent:

Derek Butler BSc.(hons)
Hext Hill Cottage
Brixton Torr, Brixton
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PL8 2BD

Application Site:

New Barn to Field grid reference SX 60050 50427,
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Image showing extent of holding outlined in red. Blue Box indicating proposed barn and blue rings indicating pinch point in the road network. Full size image appended to document.

Justification for Proposal.

Brownstone Manor Farm has been owned by the applicant's family for more than 20 years and occupies an area of land to the west of the village of Holbeton. The property has a collection of properties and agricultural buildings centred around the farm house with farmland radiating out in each direction. The estate also includes the land formally known as Luson Farm as well as several other smaller parcels of land around the main holding that have been acquired over the years. This provides a total acreage of 370 acres under the client's ownership. The holding to which the application refers is held under the title of Luson Farm and relates to land of just under 50ha. There are no buildings currently associated with this land.

The farm comprises a mixed livestock and arable holding as well as being in a large Entry Level Stewardship (ELS) Scheme and plans to become part of a Higher Level Stewardship (HLS) Scheme to preserve and enhance the landscape and wildlife on the holding. These schemes being run and managed by the applicant. The applicants Christian Hockin and Tom Clinnick prenatally farm the fields around the application site with the field in question being used for raising sheep.

The proposed barn is to provide a general purpose storage barn for grain, straw and other farm produce as well as machinery used on the holding. The field in question is 11.1Ha in size and is used for grazing sheep which will continue to graze around the new structure. The estate currently has barn facilities in the main farmyard, but this is inaccessible to large delivery lorries and some distance from the area being farmed by the applicants, as well as already being fully utilised for the purpose of running the brownstone estate land. The barn will allow feed and essential machinery to be stored where needed and avoid having to move deliveries by smaller vehicles to and from the existing barn.

The proposed new barn will be accessed from the existing field access and provided with a simple gravel track to access between the barn and road so as to avoid mud tracking onto the road. The proposed screening and banked hedging will provide a net gain for wildlife habitation. In addition, the clients have plans supported by Natural England and the Forestry Commission to plant up the lower end of the field to enhance wildlife habitat and is presently also planting up trees around the existing entrance to minimise visual impact and improve biodiversity in the area.

The location in the field has been chosen to work with the existing screening vegetation and topography of the site to minimise visual impact for neighbouring properties and from the road whilst limiting the amount of track needed between the existing entrance and barn. The site already has hedging to two sides and banked hedging will be provided to the third side, with the remaining side planted up with trees.

Justification for Size and Design

The size and design of the barn is not unusual in that it has large vehicle access doors in several locations to allow tractor and trailer to enter drive through and existing without difficult manoeuvring around support piers. The position and number of doors offers flexibility of use whereby the space can be separated out into zoned for storage of straw, grain and machinery. Straw provision cut in the autumn across the wider estate area can be bulk stored in the barn for use throughout the year and this is one of the considerations that determine the size of barn required. It will also allow for bulk delivery of feed and storage of some of the larger farm machinery to protect them from the weather.

The metal profile sheeting finish offers a practical and cost-effective solution to clad the building to keep out the wind and rain. Providing this in green will best blend the building to its backdrop.

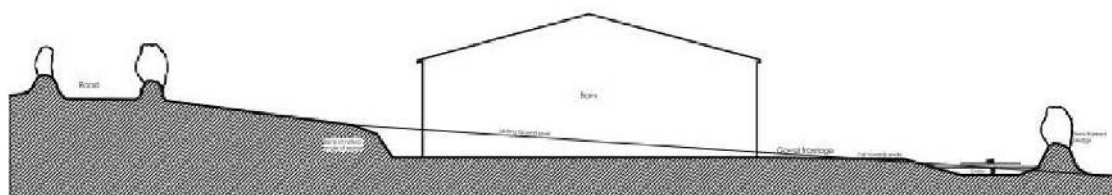
Consideration of Alternative Sites

As can easily be seen from driving around the locality the existing road network is not suitable for larger delivery vehicles with many narrow sections of roads and tight bends. This issue restricts the logical placement of the barn building to one of the larger sections of road either side of the bull and bear gate. The only other field with an access road wide enough for bulk deliveries is the smaller field to the west of the holding but this is more isolated and would require a new entrance suitable for large vehicle access. Accessing the other areas of the farm and particularly the large main field would also require the supplies from the smaller field to be taken by public road around to the areas required.

The parcels of land to the south of the proposed field are difficult to reach by the road network and similarly have no suitable access currently available. The current field access proposed for the barn was provided specifically for its location on the widest part of the road with a good viability splay to allow a tractor and trailer to negotiate the turn into the field. Alternative positions would be much more problematic to create any sort of access that could be accommodated by heavy farm machinery and HGV delivery vehicles.

Landscaping

The area around the new barn will be provided with hedging and tree planting that will in time provide effective screening and conceal the outline of the barn in the landscape. Using the natural topography of the field and digging in the building at the rear will reduce the visual bulk of the building and further minimise any visual impact.



Section through proposed location of barn showing barn cut into site to minimise visual impact. The barn has been pulled away from the boundary to allow the existing hedging to effectively screen the building from the road.

The applicants have negotiated an acceptable location in the view of most of the neighbours to minimise visual impact and not impede views. Existing and proposed hedging and tree planting will help to screen the barn and by cutting it into the hillside it will minimise any visual impact from public vantage points.

Signature of agent:

Date:

Derek Butler MCIOB, BSc (Hons)

10th March 2021

