
Appeal Decision

Site visit made on 24 November 2020

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7th December 2020

Appeal Ref: APP/Q3305/W/20/3259312

Worthy Farm, Worthy Lane, Pilton, Shepton Mallet BA4 4BY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval of details required by a condition of a planning permission.
 - The appeal is made by Mr Michael Eavis against the decision of Mendip District Council.
 - The application Ref 2020/0783/APP, dated 15 April 2020, sought approval of details pursuant to condition No 3 of a planning permission Ref 2018/2842/FUL, granted on 24 February 2020.
 - The application was refused by notice dated 28 May 2020.
 - The development proposed is erection of an agricultural building for cattle housing and feed store.
 - The details for which approval is sought are external building finishes.
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Decision

1. The appeal is allowed, and the details of external building finishes submitted pursuant to discharging condition No 3, attached to planning permission Ref 2018/2842/FUL granted on 24 February 2020, in accordance with the application dated 2020/0783/APP, are approved.

Procedural Matters

2. The Council has contested whether it is possible to provide alternative materials which depart from the original planning permission. However, the condition imposed appears to have been drafted notwithstanding the details already submitted under the original planning application, and the appeal decision's reasoning did not appear to hinge on this basis. Consequently, I have dealt with the appeal accordingly and considered the details as submitted, assessing the acceptability of the details in the normal way.
3. The Council does not appear to dispute the texture or other similar physical properties associated with the materials sample. The focus of the dispute appears to be about the differences in colour detail specifically, and how these differences might present in the landscape. The appeal has been dealt with accordingly.

Main Issue

4. The main issue is the effect of the proposed external building finishes on the character and appearance of the area.

Reasons

5. The site is located on land associated with Worthy Farm in an area of rolling agricultural fields that underpin its rural character and appearance. It is a short distance to the north of the main hub of the farm, where the majority of agricultural buildings are concentrated. On my site visit, I noted that these agricultural buildings varied in their character and appearance.
6. Some of them displayed green materials, whilst others displayed prominent red materials. Indeed, the appellant demonstrates that an additional agricultural building with red materials has come forward under a recent planning application¹. These contrasting colours do not appear to detract from the rural character and appearance of the landscape and serve to establish a distinct local vernacular where agricultural buildings can be either green or red and still appear appropriate.
7. Beyond the immediate locality, whilst on my site visit, I observed new build housing and other forms of development that utilised red roofing materials. Consequently, there is an established red colour palette of this kind, both within and beyond the immediate locality of the site and across a range of uses. This is significant insofar as it reinforces the use of a red colour palette in the area.
8. To my mind, it was extremely difficult to pinpoint the precise shade of red used in any given building. Therefore, the public and typical uninformed observer are likely to take on a much more general perception of colour, differentiating between green and red in the broadest primary sense, rather than the shades of colour in between. This would especially be the case in day to day passing, without studying or scrutinising the subject.
9. The proposal would introduce an earth red colour palette that is broadly in keeping with the pre-existing red and green colour palette of the locality. The location of the proposal would tie in with other existing agricultural buildings on the farm and other buildings nearby, appearing coherent in character and appearance. This level of coherence would mitigate the scale of the proposal, in that even though the colour palette is over a large area, it would successfully assimilate as part of the wider farm complex, which already includes large buildings with a similar colour palette.
10. Consequently, the proposal would preserve the character and appearance of the area in accordance with Policies DP1, DP4 and DP7 of the Mendip District Local Plan Part 1: Strategy and Policies 2014.

Conclusion

11. For the reasons given, the appeal is allowed, and details approved.

Liam Page

INSPECTOR

¹ 2019/2935/FUL