

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 May 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/0727/14/PA

Parish(es): Willingham

Proposal: Prior Notification for the erection of an agricultural shed

Site address: 130 Station Road, Willingham, Cambridge

Applicant(s): Mr Ray Manning, MA Manning and Son

Recommendation: Prior Approval not required

Key material considerations: Siting, design and external appearance

Committee Site Visit: No

Departure Application: No

Presenting Officer: Andrew Fillmore

Application brought to Committee because: The application has been submitted by a District Councillor.

Date by which decision due: 8 May 2014

Planning History

1. No relevant planning history.

Planning Policies

2. The Town and Country Planning (General Permitted Development) Order 1995

Consultations

3. No consultations undertaken. Willingham Parish Council notified of the application.

Representations

4. No consultations undertaken.

Planning Comments

5. The application proposal seeks 'Prior Approval' from the local planning authority for the erection of a portal frame shed measuring 24.4m (length) x 4.3m (height to eaves) / 6.5m (height to ridge) x 12.2m (breadth) to be externally finished with polyester steel walls (green colour) and a fibre cement roof (grey colour). This building is to be positioned to the rear of the residential dwelling at no. 130 Station Road and used for the storage of agricultural implements.
6. The agricultural holding (MA Manning and Son) comprises a parcel of land which extends west from Station Road (B1050), to the southern side of Willingham village. A farmstead is located to the east of this holding, and comprises a number of typical agricultural barns set behind a linear grouping of detached residential dwellings. Vehicular access is provided off Station Road.
7. Further residential properties can be found to the east of Station Road opposite the site. Vegetation planting extends along the sites eastern boundary parallel with Station Road.
8. Class A Part 6 of The Town and Country Planning (General Permitted Development) Order 1995 allows for the erection of a building which is reasonably necessary for the purposes of agriculture without the need to obtain planning permission, subject to compliance with a number of criteria including those relating to the size of the building, scale of the agricultural holding and its proximity to a trunk or classified road, and a requirement that the developer apply to the local planning authority to determine whether 'prior approval' is required in respect of the siting, design and external appearance of the building.
9. Unlike a planning application the local planning authority has 28 days following receipt of a 'Prior Approval' application to make a decision as to whether such approval is required. Failure of the local planning authority to issue a decision would by default allow the development to proceed.
10. The legislation is clear in stating that the only factors which can be taken into account in determination of such applications relate to siting, design and external appearance.

Siting

11. The building is proposed to be located adjacent and to the west of a grouping of agricultural buildings/dwelling, with the only public views limited to glimpses through the vegetation from Station Road to the south-east. Given this siting in close proximity to existing agricultural buildings, which are of similar scale and height to the proposal, the development's siting is considered appropriate and will minimise the intrusion into the character of the existing landscape.
12. As such, this location is considered appropriate and will prevent an adverse impact on the landscape character.

Design

13. The proposed rectangular shape with dual pitched roof reflects the design of the existing agricultural barn on site and is typical of a modern agricultural building. The proposed design is appropriate for the use and location of the development.

External appearance

14. With the walls to be constructed from polyester (colour green) and the roof a grey colour fibre cement construction the barns appearance is reflective of typical modern agricultural buildings. The buildings external appearance is appropriate for the use and location of the development.

Conclusions

15. Having regard to the above it is not considered that Prior Approval is required from the local planning authority.

Recommendation

16. Prior Approval not required.

Background Papers

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Local Development Framework, Development Control Policies, Adopted July 2007
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scambs.gov.uk/localplan>

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