

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 May 2014

AUTHOR/S: Planning and New Communities Director

Application Number: S/0199/14/FL

Parish(es): Willingham and Over

Proposal: Provision of one temporary mobile home, retrospective planning permission

Site address: Land to the North of the Piggery, Haden Way, Willingham

Applicant(s): Mr David Flack

Recommendation: Approve with conditions

Key material considerations: Principle of Development; Impact on the Countryside – Visual Character and Appearance, Parking and Highway Safety

Committee Site Visit: No

Departure Application: No

Presenting Officer: Lydia Pravin

Application brought to Committee because: The officer recommendation is contrary to the views of the Parish Council

Date by which decision due: 31 March 2014

Planning History

1. **S/2126/13/FL** – Provision of two temporary mobile homes, part retrospective planning permission - refused
2. **S/2059/10** – Change of use of agricultural building to B1 and B8 – approved
3. **S/1699/09/F** – Change of use from agricultural building to B1, B2 and B8 – withdrawn
4. **S/1928/01/PNA** – Agricultural storage building – permitted development, consent not required
5. **S/1265/74/O** – Erection of an agricultural bungalow – approved
6. **S/0988/75/O** – Erection of an agricultural bungalow - approved

Planning Policies

7. National Planning Policy Framework
8. *South Cambridgeshire LDF Core Strategy DPD, 2007*
ST/5 Minor Rural Centres (Willingham) and ST/6 Group Villages (Over)
9. *Adopted Local Development Framework, Development Control Policies*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/7 Development Frameworks
10. *Draft Local Plan*
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
HQ/1 Design Principles
11. *Supplementary Planning Document(s)*
District Design Guide SPD – adopted 2010

Consultations

12. **Willingham Parish Council** - Recommend refusal.

The Council are of the opinion that there is no proven need for permanent security on building sites in the locality and further would request that the mobile home is removed as it has been put in place prior to any building work starting.

Further evidence was provided by the agent in support of the application and Willingham Parish Council reconsidered the application. Their original recommendation was upheld with the above comments. They also added the applicant's family have premises nearby to the site and in addition as the building is already partially converted it would be completed very quickly.

13. **Over Parish Council** – Recommend refusal.

The Council are of the opinion that there is no proven need for such as building and it is also sited outside the village framework.

Over Parish Council also reconsidered the application due to the additional evidence submitted by the agent, however, it was felt the original concerns had not been addressed and they upheld the original recommendation.

Representations

14. No representations were received from neighbouring residents.

Planning Comments

15. The application site, land to the north of the Piggery is situated at the end of Hayden Way, a residential road which turns into a tarmaced track. The site is currently being developed from an agricultural building to B1 and B8 use. There is a 1.8m high hedge screening the eastern front boundary with a 2m high iron gate and willow tree. On the northern side boundary there is a 1m high hedge and fence with 4m high trees and views of a horticultural business in the distance on the adjacent land. The southern side boundary has 1m high post and wire fencing with 2-3m high trees in the distance which also continues on the rear boundary.
16. This application seeks permission for the provision of one temporary mobile home, retrospective planning permission which is currently on site situated to the west behind the agricultural building which is being converted to B1 and B8 use. The mobile home measures 8.8m in length, 3.6m wide and 2.8m high (approx.) and the materials consist of coated aluminium panels, cream colour, grey felt flat roof and aluminium windows and doors.
17. The existing access point to the site is located on the north-eastern site boundary which will be retained.
18. The site lies outside the village frameworks of Willingham and Over as defined by the Local Development Framework (LDF). Willingham is identified as a 'Minor Rural Centre' and Over is identified as a 'Group Village' in the LDF Core Strategy.

The principle of development on this site

19. One of the core planning principles contained in the NPPF is that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
20. The provision of a temporary mobile home is required for site and security operations whilst the adjoining industrial unit, planning application S/2059/10 – Change of use of agricultural building to B1 and B8 which was approved is being developed.
21. Information was provided by the agent confirming that the mobile home on site is not currently lived in at present and temporary consent would be required for a maximum period of two years. A list of items was also provided which have been stolen from the site, however, these thefts have not always been reported to the Police.
22. With regard to the Local Development Framework, Development Control Policies, Development Plan Document, adopted July 2007, DP/7 Development Frameworks this policy states outside urban and village frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
23. This policy is to protect the countryside from gradual encroachment on the edges of villages and incremental growth in unsustainable locations. The agricultural buildings are being changed to B1 (business) and B8 (storage and distribution)

and therefore the temporary mobile home is not associated with a countryside use (farm buildings, houses subject to agricultural occupancy conditions or affordable housing schemes permitted under the rural exceptions policy) and is contrary to local plan policy.

24. South Cambridgeshire Local Plan Proposed Submission, July 2013, policy S/7 Development Framework, paragraph 2.48 states “The plan includes some flexibility for reusing existing buildings, and for development which supports the rural economy.” Although the draft Local Plan has not been adopted it provides flexibility for an application of this nature, for a temporary mobile home which will support the existing development of the business located on site and therefore support the rural economy.
25. Although the theft is unsubstantiated and has not been qualified and the mobile home has a bedroom within it, it is temporary in nature and will be sited for a maximum period of two years. It can be conditioned to be removed from site when no longer required.
26. The NPPF states there should be support for economic growth in rural areas and the conversion of the agricultural building has been granted consent. Although the temporary mobile home is contrary to current local plan policy it will support the continued development of the business for the wider benefit of the local community and the application is supported, in principle.

Impact on the countryside – Visual Character and Appearance

27. The proposed development is simple in design and the materials used are typical of a temporary mobile home and is therefore not considered to be unsympathetic in nature.
28. There are limited views of the mobile home from the tarmaced track off Hayden Way due to the 1.8m high hedge screening the eastern front boundary with a 2m high iron gate and willow tree. There is only a 1m high hedge and fence on the northern side boundary, however, there are 4m high trees and views of a horticultural business in the distance on the adjacent land. The southern side boundary has 1m high post and wire fencing with 2-3m high trees in the distance which also continues on the rear boundary.
29. The mobile home is located as near as possible to the agricultural unit on the western side which is currently being changed to B1 and B8 use. This building is significant in size and the materials are industrial in nature, similar to that of the mobile home. Although the land is fairly open due to the location of the temporary mobile home and given that it could be removed at any time it is considered the proposed development will not cause a significant loss of openness that harms the character and appearance of the countryside.

Parking and Highway Safety

30. Vehicular access to the site is via the existing entrance of the agricultural unit currently being converted off Hayden Way. The proposal will not result in significant traffic generation that would not otherwise be generated by the planning permission granted, S/2059/10 – Change of use of agricultural building to B1 and B8.

31. There is sufficient space on site for cars to park adjacent to the mobile home due to the size of the existing site. It is therefore considered the proposed development will not cause significant harm to parking and highways safety sufficient to sustain a refusal of the application.

Conclusion

32. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that there is insufficient harm to withhold permission for a limited period and planning permission should be granted in this instance.

Recommendation

33. Approve, subject to the following conditions –

34. **The temporary mobile home shall be sited as shown on drawing number 1629/2/02B and removed after a period of two years from the date of this permission, or on the first occupation of the building approved under planning permission S/2059/10, whichever is the sooner and the land restored to its former condition.**

(Reason - Approval of the proposal on a permanent basis would be contrary to Policy DP/7 of the adopted Local Development Framework 2007 and the land should be reinstated to facilitate future beneficial use.)

35. **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 1629/2/02B.**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

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.scams.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013
<http://www.scams.gov.uk/localplan>

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