

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005

AUTHOR/S: Director of Development Services

S/1610/05/F - Fulbourn

Extension to Commercial Building for Sale of Equestrian Requisites and feed Stuff After Demolition of Existing Agricultural Building, Shardeloes Farm, Balsham Road for F B B White

Recommendation: Refusal

Date for Determination: 12th October 2005

Site and Proposal

1. Shardeloes Farm is located 2km south east of Fulbourn Village on the Balsham Road and 770m before the A11. It comprises of a farm complex of buildings including the farm house, shop building, a disused stable block, three small barns; one of which currently houses part of the retail business, beyond which is a large, modern barn used for storage of hay and farm vehicles.
2. This full planning application, received on 17th August 2005, seeks permission for the demolition of an existing 'Romney Hut' located adjacent to the barn currently used for retail. This building would be replaced by an extension to that existing portal framed building to allow an extension of the retail space. This will include a mezzanine floor. The extension would provide an additional 303.8m² retail floorspace on top of the 308.47m² existing. The building would have a similar ridge height of 5.5m.

Planning History

3. Consent was granted for the use of the adjacent barn for the "sale of Equestrian Requisites and Feedstuffs" in 1993. A condition of that consent limited the use to that applied for, not for general retail.
4. In September 2005, consent was granted for a 30.0m x 24.0m (720m²) agricultural building to the north-west of the present range of buildings.

Policy

5. i) Structure Plan 2003:
P1/2 - Environmental Restrictions on Development aims to restrict development in the countryside unless it can be demonstrated to be essential.
P2/6 - Rural Economy supports sensitive small-scale employment opportunities, highlighting farm diversification, through reuse of existing buildings.
P9/2a) seeks to protect the character and openness of the Green Belt.
6. ii) Local Plan 2004:
GB2 and **GB3** seek to protect the Green Belt from inappropriate development. The re-use of buildings is supported, together with strict control over any extensions. To protect the rural nature and openness of the Green Belt, any development should be within or adjoining existing complexes.

TP1 - Planning for more Sustainable Travel. Seeks to reduce need to travel, especially by car.

Consultations

7. **Fulbourn Parish Council** has no objection to the application but requests a condition not allowing change of use.
8. **The Environment Agency** has no objections.

Representations

9. None received.

Planning Comments

10. There is one issue only here, and that relates to the scale of the building proposed, bearing in mind the site is relatively isolated in the open countryside and Green Belt.
11. Policies of the Development Plan supported the reuse of the former barns in 1993 for the sale of equestrian requisites and feedstuffs - hence the consent granted for the present business. Local Plan policies even support extensions provided "strict control is exercised" in order to protect the rural nature and openness of the Green Belt, even though it does lie between two existing buildings. I do not consider that doubling the size of the enterprise, including a mezzanine floor, can be considered as an appropriate "extension" in the Green Belt. Whilst I appreciate that a "Romney Hut" is to be demolished, I feel that a lean-to, continuing down the existing roof slope, would be the maximum that would be permitted. This would enlarge the building by 4.7m x length of building, resulting in an increase in floor-space of 107.4m²/34.8%.

Recommendation

12. Refusal

Whilst policies of the Development Plan support schemes for farm diversification, as with the current retail outlet, the doubling of the floorspace is considered to be "inappropriate" development in the Green Belt and therefore contrary to Policies P1/2 - Environmental Restrictions on Development, P2/6 - Rural Economy and P9/2a - Green Belt of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies GB2 and GB3 of the South Cambridgeshire Local Plan 2004.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref. S/1604/92/F, S/1383/05/F and S/1610/05/F

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