

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 7th September 2005
AUTHOR/S: Director of Development Services

S/2079/05/F- Castle Camps General Purpose Agricultural Building at Sangsters Farm for L. and F.J. Cottage

Recommendation: Delegated Approval/ Refusal
Date for Determination: 28th December 2005

Site and Proposal

1. Sangsters Farm is situated to the south west of Camps End, outside the village framework of Castle Camps and in the countryside. It comprises a modern dwelling and group of agricultural buildings surrounded by open and undulating countryside. The total area of the holding is 99 hectares. A public footpath runs through the farmyard north to south. A brook/ stream is situated between Camps End and the farm. The site lies within Flood Zone 3 (high risk) as defined by the Environment Agency.
2. The application, received on the 2nd November 2005, proposes the erection of a 5 bay, general purpose agricultural building to the south east of the existing farmyard. The building measures 30 metres in length, 18 metres in width and has a height of 5.5 metres to the eaves and 8 metres to the ridge. The building would be used for general agricultural storage and would be constructed from Plastisol coated steel composite cladding of a colour to be agreed.

Development Plan Policy

3. Policy **P1/2** of the **Cambridgeshire and Peterborough Structure Plan 2003** states, in part, that no new development will be permitted within or which is likely to adversely affect functional flood plains or other areas where adequate flood protection cannot be given and/or there is significant risk of increasing flooding elsewhere. The policy continues by restricting development in the countryside unless the proposals can be demonstrated to be essential in a particular rural location and where there would be an unacceptable risk to the quality of ground or surface water.
4. Policy **CS4** of the **South Cambridgeshire Local Plan 2004** states that development will not be permitted that poses an unacceptable risk to the quality of the underlying groundwater.
5. Policy **CS5** of the **South Cambridgeshire Local Plan 2004** states, in part, that planning permission will not be granted for development where the site is liable to flooding unless it is demonstrated that the effects can be overcome by appropriate alleviation and mitigation measures.

National Planning Guidance

6. Paragraph 60, Annex F of **Planning Policy Guidance Note 25 (Development and Flood Risk)** is particularly relevant to this application.

Consultation

7. **Castle Camps Parish Council** approves the application.
8. The **Environment Agency** objects to the application and makes the following comments: -

The site is identified as being within zone 3 (high risk) of the Agency's Indicative Flood Risk mapping. The proposed development would be at risk of flooding and would increase the risk of flooding to the existing property.

Planning Policy Guidance Note 25 states that the applicant should carry out an assessment of flood risk and the run-off implications of their proposals that is appropriate to the scale and nature of the development and the risk involved.

The aforementioned Flood Risk Assessment should be submitted with the application. No such assessment has been submitted and the flood risk has therefore not been considered.

Notwithstanding the above, the applicant should also consider pollution control measures appropriate to the nature of the development.

Representations

9. None received.

Planning Comments – Key Issues

10. The main issues to consider during the determination of this application relate to: -
 - i) The impact of the building upon the character and appearance of the countryside;
 - ii) The essential need for the building in this particular location; and,
 - iii) Flood risk.

Impact upon the Countryside

11. The proposed building would be located in an area of open countryside to the south-east of the existing group of agricultural buildings that form part of Sangsters Farm. Whilst the building would be highly visible from Camps End and the public footpath that runs through the site, it's siting is considered to be appropriate in relation to the existing group of agricultural buildings, the nearest of which is 10 metres from the site. The appearance of the building is considered to be acceptable. The materials are suitable for an agricultural building and the colour of the cladding would be agreed by condition. The building would not therefore harm the rural character or openness of the countryside.

Essential Need

12. The application form states that the proposed building would be used for general purpose storage in connection with the existing holding. I have asked the applicant's to clarify exactly why a new building is required and will report their response verbally at the meeting.

Flood Risk

13. The proposed building lies within Flood Zone 3 (high risk) as defined by the Environment Agency. No flood risk assessment has been submitted with the application that demonstrates that the flood risk and run-off implications of the proposal can be overcome by appropriate alleviation and mitigation measures.
14. This is critical to the recommendation. I shall advise Committee of progress and confirm my recommendation accordingly.

Recommendation

Either:

15. i) Delegated approval subject to conditions if the applicants submit an acceptable flood risk assessment that overcomes the Environment Agency's objection.
 1. Standard Condition A – Time limited permission 3 Years (Reason A);
 2. Sc5- Details of the colour finish of the cladding (Rc5ii);
 3. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted to and agreed in writing by the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. (Reason- To ensure a satisfactory method of surface/foul water drainage and to prevent the increased risk of pollution to the water environment.)
 4. No development shall take place until details of the provisions to be made for nesting birds, particularly barn owls, have been submitted together with details of the timing of the works, and are subsequently approved in writing by the Planning Authority. The works shall be completed in accordance with the approved details.
(Reason - Policy EN14 encourages the provision of features for protected species within farm buildings. Planning Policy Statement 9, Key Principals ii & v also support the inclusion of appropriate biodiversity features within the development.)

Or:

16. ii) Delegated Refusal if the applicants do not submit an acceptable Flood Risk Assessment or have not submitted a Flood Risk Assessment by the date of the Committee meeting.

Refusal.

The applicant has not demonstrated through the submission of a Flood Risk assessment that the proposed agricultural building would not adversely affect the functioning of the flood plain. In addition, pollution control measures appropriate to the development have not been considered.

As such the proposal would be contrary to Policy P1/2 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policies CS4 and CS5 of the South Cambridgeshire Local Plan 2004 that state that planning permission will not be

granted for development where the site is liable to flooding unless it is demonstrated that the effects can be overcome by appropriate alleviation and mitigation measures; or where the development poses an unacceptable risk to the quality of the underlying groundwater.

Informatives

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:** Policy P1/2 (Environmental Restrictions on Development)
 - **South Cambridgeshire Local Plan 2004:** Policy CS4 (Ground Water Protection); Policy CS5 (Flood Protection)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Flood Risk

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

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- File Reference S/2079/05/F

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