

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 1st February 2006

AUTHOR/S: Director of Development Services

S/2385/05/F - Histon

Change of Use of Land and Former Agricultural Buildings to Ancillary Residential to Peaks Hall including Alteration and New Roof, Peaks Hall, Mill Lane - for Mr and Mrs S Graves

Recommendation: Approval

Date for Determination: 8th February 2006

Site and Proposal

1. Isolated Victorian farmhouse and buildings approximately 700m to the north east of Histon, lying roughly midway between the B1049 Histon/Cottenham road to the west and the Milton/Impington road to the east. The site is surrounded by open arable farmland.
2. Immediately to the north of the farmhouse is a group of single-storey buildings, brick with slate and corrugated tin roofs used for both domestic and farm use, and garaging etc. They sit within a concrete yard adjacent the back door to the farmhouse.
3. The full application, received 14th December, is to regularise the 'domestic' use of the buildings, to replace them in a better arrangement for garaging, log-store, storage, games room etc. and to change the use of the yard to residential use.

History

4. Consent granted in 1987 and 1993 to extend the house. In 1992 consent was granted for a grass tennis court to the south of the house, effectively extending the garden.

Policy

- i) Structure Plan **Policy P9/2 - Green Belt**
- ii) Local Plan **Policy GB2 - Green Belt**

Consultations

5. **Histon Parish Council** recommends refusal, 'objecting to the change of use...., being an agricultural tenancy site.'

Planning Comments

6. The private garden to Peaks Hall, together with the tennis court are clearly defined on site. However, the application site itself is the usual area of 'transition' between the residential use connected with the house, to that area connected with the farm. The barns and outbuildings appear to be contemporary with the house and would, no

doubt, have comprised stables, cart-lodges etc. Over the years an element of residential use ie garage/car-port, log store, storage has taken over some of the floor-space.

7. This application is to re-furbish the buildings, including stripping off the rusty tin roofing and replacing with slate, converting a 4-bay cart-lodge to log store and games room, and regularising other areas for storage.
8. There would be no effect whatever on the open countryside or the character of the green belt. Whilst applications for garden extensions are usually refused within the green belt, and up-held on appeal, this case is substantially different in that the extended curtilage comprises an existing concrete yard and range of buildings, the appearance of which will not be altered. That said, I think, I think it appropriate to withdraw permitted development rights for further ancillary buildings elsewhere within the residential curtilage.
9. I am unable to comment on the Parish Council's objection, based on the fact that this is an 'agricultural tenancy site'. The applicants have declared themselves to be the owner of the farm, - whether or not it is let to a tenant is not relevant to the application at all.

Recommendation

1. Standard Condition 'A' RC 'A'
2. SC21 Withdrawal of Permitted Development
1) Part I - Class E Ancillary Buildings and Structures. RC21 a)

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 P9/2a Green Belt**
 - **South Cambridgeshire Local Plan 2004:
Policy GB2 - Green Belt**
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise: **Agricultural tenancy site**

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/2385/05/F

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