

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee

2nd June 2004

AUTHOR/S: Director of Development Services

S/1209/03/F – Gamlingay

Erection of free range egg production building (retrospective application), Woodview Farm, Mill Hill Potton Road, for Mrs L Titmus

Recommendation: Delegated Approval

Site and Proposal

1. This application, submitted on 30th May 2003, seeks retention of a 176m² wooden building on a brick plinth for free range egg production on a 0.5ha area of land to the rear of Woodview Farm, Potton Road, Gamlingay.
2. Between the site and Potton Road, is additional land owned by the applicant containing a dwelling and former farm shop, now used as a day nursery. Vehicular access is from the Potton Road.
3. On the other three sides is agricultural land, the land immediately to the south being owned by the applicant.
4. The building is 3.5m high to the ridge and houses 1500 birds. The site is currently open to view when approached from the south. The applicant has indicated that this building will be phased out if the other building is approved.
5. Additional information on the enterprise is contained under Applicant's Representations in the preceding report in respect of application S/1210/03/F

Planning History

6. There have been no previous applications on the red edged site.

Planning Policy

7. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") states development in the countryside will be restricted unless the proposals can be demonstrated to be essential in a particular rural location; where there is an unacceptable risk to the quality of ground or surface water and; where there could be damage, destruction or loss to areas that should be retained for their biodiversity, historic, archaeological, architectural and recreational value.

8. **Policy CS3** of the Local Plan states that development of sites where drainage to a public sewer is not feasible will not be permitted if proposed alternative facilities are considered inadequate and would pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of ecological importance.
9. **Policy CS4** of the Local Plan states that development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater.
10. **Policy CS5** of the Local Plan states that planning consent will not be granted for development where the site is liable to flooding, or where development is likely to increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; increase flood risk in area downstream due to additional surface water runoff or; increase the number of people or properties at risk.
11. **Policy EN1** of the Local Plan states that planning permission will not be granted for development which would have an adverse effect on the character and local distinctiveness of Landscape Character Areas.
12. **Policy EN3** of the Local Plan states that in those cases where development is permitted in the countryside the Council will require that the scale, design and layout of the scheme, the materials used and landscaping works are all appropriate to the particular Landscape Character Area.

Consultation

13. **Gamlingay Parish Council** comments are the same as for the previous item.
14. The **Environment Agency** comments are the same as for the previous item.
15. The **Local Highway Authority** comments are the same as for the previous item.
16. The comments of the **Environmental Health Officer** are attached as Appendix 1 in the previous item.
17. The **Bedfordshire and River Ivel Internal Drainage Board** and **Mid Bedfordshire District Council** have made no comments.

Representations

18. None received.

Planning Comments – Key Issues

19. The key issues to be considered are environmental impact, impact in the landscape and highway safety.
20. These issues have been addressed in respect of the larger building in the previous item. The applicant has indicated that this building was erected, without the benefit of consent, as a trial to see if such an operation would be viable on this site. It is not the intention to retain this building once the larger one has been erected, subject to consent being granted.

21. The applicant and Chief Environmental Health Officer have confirmed that this building could not easily be brought up to the standards required by the conditions suggested and in my view any consent should be for a temporary period only with removal being within 12 months or the bringing into use of the new building, if approved, whichever is the sooner.

Recommendations

That consent is granted for a temporary period only. If application S/1210/03/F is not approved the wording of the condition will need revising.

1. The building, hereby permitted, shall be removed and the land restored to its former condition on or before 30th June 2005, or within one month of commencement of use of the building approved by planning permission S/1210/09/F, whichever is the sooner.
(Reason – To minimise the impact of buildings in the countryside.)

Informatives

Reasons for Approval

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/2**
 - **South Cambridgeshire Local Plan 2004: CS3, CS4, CS5, EN1 and EN3**
2. The proposal conditionally approved for a temporary period is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Amenity of users of land in the vicinity
 - Highway safety
 - Visual impact on the locality
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reason for the decision to approve the planning application.

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
- Planning Application File S/1210/03/F

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