

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation
Control Committee
AUTHOR/S: Director of Development Services

7th July 2004

S/0840/04/F – Pampisford
Erection of kennel and cattery buildings at Haydn, Bourn Bridge, Abington for Mr & Mrs Dropinski

Recommendation: Delegated Refusal

Members will visit the site on Monday 5th July 2004.

Departure Application

Site and Proposal

1. The site, which extends to approximately 0.34 hectares (0.85 acres), comprises a buff brick and slate bungalow and its curtilage. The site is bounded by an elevated section of the A505 to the west; an area of trees to the north; the former Bourn Bridge Filling Station and land adjacent (now used for a number of car related uses including car and van rental, sales, car care and vehicle recovery) and the Linton Village Motors workshop to the east; and open land to the south. The site is accessed from Roman Road (the old A11).
2. This full application, received on the 22nd April 2004, proposes the erection of a 26.5m x 10.5m x 3.3m high kennels and cattery building and a 7.2m x 2.7m x 2.5m high isolation kennel and cattery on a recently cleared part of the garden to the north of the bungalow. Both buildings would be faced with bricks and flint panels and would have profiled metal roofs. A pick-up service for the animals would be offered. 10-15 visitors a week to the site are expected. A letter from the agent which seeks to set out the very special circumstances in this instance to justify inappropriate development in the Green Belt is attached as an Appendix.

Planning History

3. Planning permission for a conservatory to Hadyn was granted under reference **S/1487/93/F**.
4. Permission for an office unit at the former AA Road Service Centre, which was sited on what is now the access to the site, was granted under reference **S/0026/83/F**.

Planning Policy

5. The site is within the countryside and the part of the site on which the buildings would be sited is on the edge of, but within, the Green Belt.
6. Structure Plan 2003 **Policy P1/2** states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location.

7. Structure Plan 2003 **Policy P9/2a** states that, within the Green Belt, new development will be limited to that required for agriculture and forestry, outdoor sport, cemeteries and other uses appropriate to a rural area.
8. Local Plan 2004 **Policy GB2** states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. The proposal does not fall within any of the categories which the policy states are not inappropriate.

Consultation

9. **Pampisford Parish Council** recommends approval but is “concerned that the proposed development is in Green Belt land. We do not wish to stand in the way of the application provided no precedent is set for future building on Green Belt land.”
10. The **Environment Agency** raises no objections subject to the imposition of conditions relating to pollution control, including foul and surface water drainage.
11. The **Highways Agency** suggested that the applicant be asked to provide some idea of the number of expected visitors. This information has now been received and has been forwarded to the Highways Agency. Any comments received prior to the meeting will be reported verbally.
12. The comments of the **Chief Environmental Health Officer** will be reported verbally.

Representations

13. None.

Planning Comments – Key Issues

14. The key issues in relation to this application are:
 - The proposal in terms of Countryside and Green Belt policies;
 - Neighbour impact; and
 - Highway matters.
15. Given the noise that a large number of dogs can generate, I accept that it is appropriate to site kennels away from centres of population. I also acknowledge that it is difficult to re-use existing buildings for this purpose. Public views of the proposed buildings would also be minimal given the characteristics of the site (being adjacent to an elevated section of the A505, a tree belt and commercial buildings). As a result, if the site had not been within the Green Belt, I would be supporting this application in terms of countryside policies and the impact of the scheme on the visual amenities of the countryside. However, importantly, it is within the Green Belt, albeit on the very edge, and constitutes ‘inappropriate development’. Paragraph 3.2 of Planning Policy Guidance Note 2, which relates to Green Belts, makes it clear that ‘inappropriate development’ is, by definition, harmful to the Green Belt. I cannot therefore support this application. Whilst I acknowledge the limited visual impact of the development, I am also mindful that it has not been demonstrated in planning terms why nearby land outside the Green Belt could not be used to accommodate the buildings.
16. Subject to any comments received from the Chief Environmental Health Officer, I do not consider that the proposal would have a serious impact on the amenity of the adjoining commercial neighbours with respect to noise.

17. Subject to any comments received from the Highways Agency in response to the information on expected visitor numbers, in view of the good visibility from the access, and subject to the widening of the existing access to allow two vehicles to pass each other and the provision of adequate on-site parking, I consider that the proposal is acceptable in terms of highway matters.

Recommendations

18. Delegated refusal (to allow the Highways Agency to consider and comment upon the expected visitor numbers) for the following reason:
19. The proposal constitutes inappropriate development in the Green Belt and, in the opinion of the Local Planning Authority, the very special circumstances needed to justify inappropriate development in the Green Belt have not been demonstrated. The proposal is therefore contrary to Structure Plan Policy P9/2a and South Cambridgeshire Local Plan 2004 Policy GB2 which state that new development will be limited to that required for agriculture and forestry, outdoor sport, cemeteries, or other uses appropriate to a rural area and that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated.

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 Policy Guidance Note.2 Green Belts
- Planning file refs. S/0840/04/F, S/1487/93/F and S/0026/83/F

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