

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation Control Committee 1<sup>st</sup> September 2004  
**AUTHOR/S:** Director of Development Services

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### **S/0260/04/F - Oakington Erection of Greenhouses at College Street Market Gardens for Oakington Tomato Farm**

#### **Recommendation: Delegated Approval**

#### **Site and Proposal**

1. The site lies in the countryside to the south-west of Oakington. The application relates to part of an existing market garden establishment with two agricultural dwellings.
2. The application, submitted 12<sup>th</sup> February 2004, seeks to provide additional greenhouses on the site. These are shown as a continuation of earlier phases of provision. Phase 3 shows the enlargement of an earlier consented greenhouse (that has not yet been constructed) from 41.6m x 80m to 88m x 90m. Two further greenhouses of 40m x 90m are proposed, comprising Phases 4 and 5. The structures are to be 6.0m high to eaves. These are to be sited to the south-west of the existing greenhouses i.e. away from the village.
3. The applicant has confirmed that he is in discussion with the Environment Agency about the provision of a reservoir with a capacity of 1100 cubic metres as a balancing facility and for irrigation purposes. He has stated that no increase in deliveries to and collections from the site will result from the development.

#### **Planning History**

4. Planning permission for the first two phases of additional greenhouses was granted in 2001 – **S/1543/01/F**. A scheme for erection of greenhouses on the current application site was granted in 1987 (**S/2281/87/F**), but was not implemented.
5. Retrospective advertisement consent has been granted in respect of three signs and refusal of two further signs (**S/0935/04/F**). The applicant has submitted a second application to retain the two refused signs. This application is currently in progress.

#### **Planning Policy**

6. Cambridgeshire and Peterborough Structure Plan 2003 Policy **P1/2** (Environmental Restrictions on Development) states that development will be restricted in the countryside unless the proposals can be demonstrated to be essential in a particular rural location. **Policy 2/6** (Rural Economy) states that sensitive small-scale development in rural areas will be facilitated where it helps to support an existing business. **Policy 6/4** (Drainage) states that development will be expected to avoid exacerbating flood risk by using sustainable drainage systems for the disposal of surface water run-off.

7. South Cambridgeshire Local Plan 2004 **Policy CS5** (Flood Protection) states that planning permission will not be granted where the site is likely to increase flood risk unless it can be demonstrated that the effect can be overcome by appropriate alleviation and mitigation measures. **Policy EN3** (Landscaping and design standards for new development in the countryside) states that where new development is permitted in the countryside the landscaping works shall be appropriate to the particular landscape character area and reinforce local distinctiveness wherever possible.

### **Consultation**

8. **Oakington Parish Council** – recommends refusal of the application. It is concerned at.
- unauthorised signage on the site;
  - risk of flooding. An adequate balancing lake should be provided with suitable banking. The proposal should be deferred until this provision has been made.
  - possibility of further Leylandii planting on the boundaries of the site. Any such planting should be allowed as a temporary measure only. A suitable natural hedge would be preferable; and
  - the potential for a future application for additional housing on the site.
9. **Highway Authority** - has requested details of anticipated traffic movements from the site. These details have been supplied and a response is awaited.
10. **Environmental Health Officer** – no significant impact from the environmental point of view.
11. **Environment Agency** - no objection in principle. The applicant is aware that the site is within an area likely to flood and compensatory works must be carried out. Conditions are recommended for the provision of surface water drainage and pollution control. It will be necessary for the applicant to submit details of the proposed balancing reservoir to the Environment Agency prior to commencement of development.

### **Representations**

12. One objection has been received raising concerns about unauthorised signage and the failure of recent tree planting to survive.

### **Planning Comments – Key Issues**

13. The provision of additional glasshouses is considered to be acceptable in principle and to be in compliance with rural area policies P1/2 and P2/6. The main issues relate to the suitable landscaping of the site and the provision of the balancing reservoir. The concerns raised by the Parish Council and a local resident about unauthorised signage are being considered under separate advertisement applications and are not strictly relevant to the assessment of the current proposals. The Environment Agency and the applicant are at present evaluating appropriate specifications for the balancing pond. The landscaping of the site should be controlled by the imposition of conditions to the planning permission, if approved.

14. Delegated approval is sought in order to take into account the comments of the Highway Authority, when received.

### **Recommendations**

15. Delegated Approval
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc51 – Landscaping (Rc51);
  3. Sc52 – Implementation of landscaping (Rc52);
  4. Sc60 – Details of boundary treatment (Rc60);
  5. Surface water drainage details;
  6. Pollution control details;

+ any conditions required by the Local Highways Authority

+ Environment Agency 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** (Environmental Restrictions on Development); **P2/6** (Rural Economy); **P6/4** (Drainage).
  - **South Cambridgeshire Local Plan 2004: Policy CS5** (Flood Protection); **EN3** (Landscaping and design standards for new development in the countryside).
2. The proposal conditionally approved is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
  - Drainage
  - Highway safety
  - Visual impact on the countryside
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: Planning applications S/0260/04/F; S/1543/01/F; Cambridgeshire and Peterborough Structure Plan 2003 and South Cambridgeshire Local Plan 2004.

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