

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Development and Conservation  
Control Committee

1<sup>st</sup> December 2004

**AUTHOR/S:** Director of Development Services

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**S/2144/04/PNA - Girton  
Erection of General Purpose Agricultural Building, Manor Farm, for  
Mr and Mrs K Dawson**

**Recommendation: No objections**

### Site and Proposal

1. The application site measures 1.2 ha/3 acres in area and is part of Mr and Mrs Dawson's 47 ha/117 acre agricultural holding. This 1.2 ha/3 acres site is owner occupied while the remaining 46.0 ha/114 acres of the agricultural holding is leased to Mr and Mrs Dawson on an Agricultural Holdings Act Tenancy. Manor Farm House and other associated barns are sited approximately 80 metres south of the site with Girton Cottage, a privately owned residential dwelling, sited in between.
2. The rear most point of Girton Cottage is sited approximately 22 metres from the field boundary. The application site is bound on all sides by an established hedge. The boundary to Girton Cottage is slightly higher and is more dense.
3. This Prior Notification of Agricultural Development, received on the 20<sup>th</sup> October 2004 seeks approval for the siting and appearance of a general-purpose agricultural building that is to be used for the storage of hay and straw and some farm yard equipment/machinery. The 18.29 metre long structure is to be sited adjacent to the southern boundary of the site, set 32 metres back from the field access. The entrance to the barn will be sited due north of Girton Cottage. The barn measures 9.14 metres in width and 4.88 metres in height (floorspace 167 sq.m.)

### Planning History

4. None relevant

### Planning Policy

5. The site is located within the Green Belt. **Planning Policy Guidance Note 2** (Green Belts), **Policy P9/2a** of the Cambridgeshire and Peterborough Structure Plan 2003, ('Structure Plan') and **Policy GB2** of the South Cambridgeshire Local Plan 2004, ('Local Plan') seeks to restrict inappropriate forms of development within the Green Belt. The siting of agricultural buildings is considered appropriate providing the openness of the Green Belt is maintained.
6. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability should be adopted for all new forms of development.

### Consultation

7. **Girton Parish Council** – Refuse, for the following reasons:

- Concerned about continued right of access
- The impact on Girton House
- Lack of specific detail on the proposed use of the barn

### **Representations**

8. None received at time of writing this report. Notification by way of site notice only; the 21 day consultation period does not expire until 1<sup>st</sup> December 2004. Any comments received will be reported verbally to Committee.

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

9. As this is a Prior Notification of Agricultural Development, only the siting and appearance of the barn are to be considered. The key issues are the design of the barn and the impact of the proposed structure on the openness of the Green Belt and residential amenities of Girton Cottage.

### **Green Belt**

10. To avoid unnecessary intrusion into the Green Belt/open countryside, additional agricultural buildings are ideally agglomerated together. In this instance the proposed barn is to be sited on a separate parcel of land, 80 metres north of the farmyard, (on the only owner occupied part of the holding).
11. Whilst the barn is not incorporated within the existing farmyard, it is considered that the proposed structure will not adversely affect the openness of the Green Belt. The majority of the structure will be well screened by the boundary planting. The site is also located adjacent to existing buildings, (Girton Cottage and Manor Farm) and will not be viewed as a stand-alone structure.

### **Impact on Girton Cottage**

12. The proposed barn is to be sited to the north of Girton Cottage and will in part be located directly to the rear of this dwelling. Whilst the proposed barn measures 18.29 metres in length and 4.88 metres in height, more than 22 metres separation is provided between the field boundary and Girton Cottage. This boundary is also well treed and as a result limited views of the structure will be provided from within the residential curtilage of the adjacent property.
13. Ideally the barn would be sited sufficient distance back from the field entrance so as not to be located directly north of Girton Cottage. Whilst this possible amendment was suggested to the agent, the applicant is reluctant to re-site the structure further within the field. Such an amendment would increase construction costs, (the entranceway would need to be longer), and the ground becomes progressively more damp towards the centre of the field. Given the points raised in paragraph 12 it is not considered that this amendment can be insisted upon.
14. The Parish Council has questioned the proposed use of the barn. The agent has however confirmed that the barn is to be used for the storage of hay, straw and some equipment and machinery. As, due to seasonal changes, the contents of the barn will vary throughout the year, more specific details are not available. The barn will not be used to accommodate livestock. Indeed such a use would require planning permission. The proposed use of the barn is considered acceptable given its siting in relation to Girton Cottage.

### **Design of Barn**

15. The proposed barn is a standard design. Given its sympathetic location it is considered that the proposed structure will not appear intrusive. The proposed barn is to be painted dark green. This will ensure the building does not appear incongruous within the rural landscape.
16. Access to the barn is provided across the applicant's legal right of way leading from Manor Farm Road, along the track adjacent to Girton Cottage.

### **Recommendation**

17. Approval of details of siting and appearance.

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

- Planning Policy Guidance Note 2 (Green Belts)
- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file S/2144/04/PNA

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