

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 October 2010

AUTHOR/S: Executive Director (Operational Services)/
Corporate Manager (Planning and New Communities)

S/0920/10/F – HASLINGFIELD
Agricultural Store Building at Land to the West of Grove Farm, Harlton Road,
(Mr and Mrs George Jennings)

Recommendation: Approval

Date for Determination: 2 August 2010

Notes:

This Application has been reported to the Planning Committee for determination as the recommendation of planning officers conflicts with material considerations raised by the Parish Council. The Committee deferred the application on 1 September 2010 to give the applicant a further opportunity to provide evidence of any special circumstances giving rise to the need for the proposed building in the Green Belt.

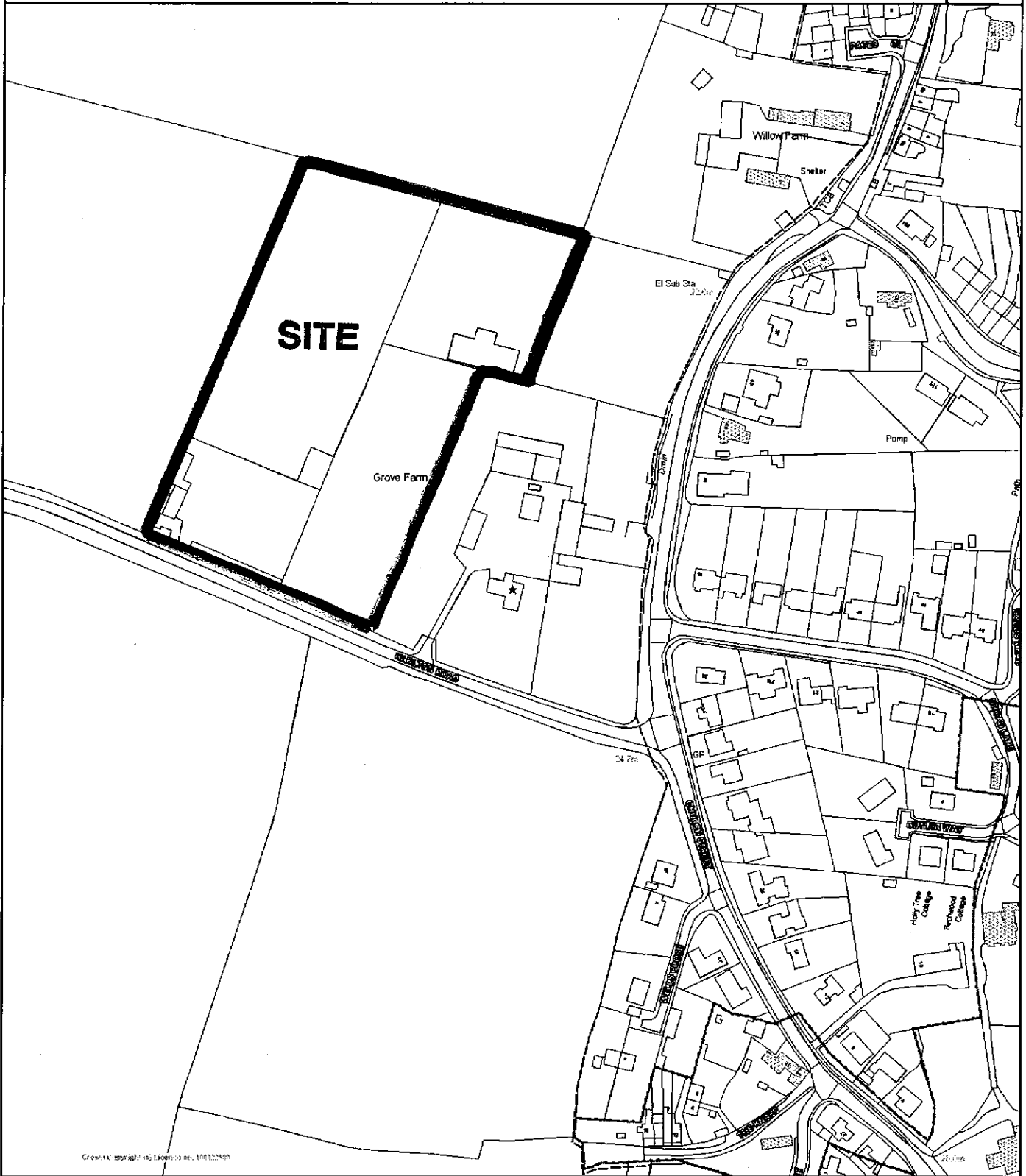
Site and Proposal

1. The application site comprises open paddock land and various field-stores. The applicant's agent states that the use of the site is for the rearing of cattle and livestock and the rearing of heavy horses.
2. The site is located approximately 200m outside of the village framework of Haslingfield and in the Cambridge Green Belt. The site is adjoined by Grove farm to the east, Harlton Road to the south and surrounding countryside in all other directions. Several mature evergreens screen most of the front of the site along Harlton Road and some natural screening exists along the western boundary.
3. The planning application, registered on 7 June 2010, seeks approval to erect an agricultural store building measuring 12m by 8m, with a maximum height of 5.6m. The building has a simple form with a mono-pitched roof and is proposed to be of timber frame with corrugated iron sheeting, painted grey/green to match existing buildings.

Planning History

4. A recent application in 2009 was refused for an agricultural store building (**ref. S/1469/09/F**), which was similar in size to the current proposal but sited towards the middle of the site behind a line of evergreen trees. This application was refused as insufficient information was submitted in the application to demonstrate that the building was required as an essential facility for the use of the land and that special circumstances existed to outweigh the harm of the development to the openness and visual amenities of the Green Belt.
5. In 2005, an application for the erection of an agricultural dwelling in association with an agricultural business was dismissed at appeal (ref **S/2240/04/F**), due to the lack of justification for a dwelling on site and the harm caused to the Green Belt by the

S/0920/10/F - Land West of Grove Farm, Harlton Road, Haslingfield



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inappropriateness of the development and by cumulative built development on the site.

6. Planning consent was given for a single storey agricultural building in 1991 (**S/2032/91/F**), sited amongst the existing group of buildings at the front of the site.

Planning Policy

7. **National Policy Guidance 2 Green Belts**
8. **Local Development Framework Development Control Policies (Adopted July 2007):**

DP/1 (Sustainable Development), **DP/2** (Design of New Development), **DP/3** (Development Criteria), **DP/7** (Development Frameworks), **GB/1** (Development in the Green Belt) and **GB/2** (Mitigating the Impact of Development in the Green Belt).

Consultation

9. **Haslingfield Parish Council** Recommends refusal on the grounds that that it is sceptical of the applicant's assertion that the site is in regular use for cattle and heavy horse rearing and that yet another building is required for hay and feedstuff. The design and access statement makes much of the applicant's inability to use the existing storage facilities but does not explain the method of storing feedstuffs in a building 5.6m high that would need mechanical assistance. We also consider that the building is much too high for the site.
10. **Environment Agency** – All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRCA Report 156) and to the satisfaction of the Local Authority. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Manure heaps must not be located within 10m of any ditch or watercourse or within 50m of a well, borehole or spring. Any resulting pollution may lead to prosecution. Liquid and solid animal/vegetable wastes and associated contaminated waters shall be stored and disposed of in a manner that will not lead to pollution of surface or underground waters. All slurry, washdown water and contaminated surface water should be stored within an adequately sized sealed system in accordance with the 'Code of Good Agricultural Practice for the Protection of Water' for subsequent site disposal. Agrochemicals and pesticides should be stored and used in such a manner so that pollution of surface or groundwater cannot occur. Any resulting pollution may lead to prosecution. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

11. **Tree Officer** – No objections.

Representations

12. **Owner/Occupier of 3 Hurrells Road, Harston** – At present I assist the applicant to transport hay and straw from the far field to the roadside. The proposal would avoid the need to go backwards and forwards for hay and straw that, at the moment, we

store in one of the stables, which we really need for the horses. I would therefore like to support the application.

13. **G.Rooke & Son, Anvil House, 62 High Street, Barton** – I write in support of the application. For several years I have been asked to tow lorries from across the rear field, having been stuck in the mud in the winter, which then finds its way onto the road and has to be cleared.
14. **Owner/Occupier of Hillmore Farm, Eaton, Congleton, Cheshire** – The applicant has contributed to some of the finest shire horses in the country, which have been exported to Germany and Holland. There have been difficulties with collecting hay from the site in the past with vehicles getting stuck in the field and therefore the proposal would greatly improve this situation.
15. **Owner/Occupier of Grove Farm, Church Street, Haslingfield** – In principal I see no reason to object to the erection of the building of single height construction.

Planning Comments – Key Issues

16. The key issues to be judged in the determination of the application are the appropriateness of the development in the Green Belt and its impact on the visual amenities of the Green Belt.

Impact on the Green Belt

17. The development is located in the countryside and is proposed to accommodate a heavy horsebox and hay and feedstuff storage. A range of single storey buildings exist on the site to provide storage and stabling and the impact of this built development is limited on the surrounding countryside by its low profile and the natural screening provided along the front and side boundaries.
18. The development is principally assessed as to whether it is appropriate development as defined under Green Belt Policy; if the development is inappropriate by definition then the proposal is assessed on whether or not special circumstances exist to outweigh this harm and any other harm that is identified.
19. In this application, the building is proposed in association with the rearing of cattle and heavy horses and the need to provide an additional storage area for a heavy horsebox and for hay and feedstuff in a convenient and practical location on the site for the applicant. The application does not appear to support the rearing of horses on site for agricultural uses but more so for personal or business use. As defined under Green Belt Policy, essential facilities for outdoor sport, outdoor recreation or for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it are considered to be appropriate development within the Green Belt. Such facilities should be genuinely required for uses of land which preserve the openness of the Green Belt.
20. The applicant has been asked if he wishes to provide further information. This is still awaited and Members will be updated at the meeting.
21. Nonetheless, the use of the site is one that preserves the openness of the Green Belt and the proposed storage building would facilitate the provision of hay, feedstuffs and a heavy horsebox store for horses and cattle, which would appear to be genuinely required for the use of the land. It is noted that an existing barn to the rear site already provides much of this function and is not suitable for the existing use of the

site; as a result, the applicant has agreed to a condition to part demolish a 12m by 6m section of this barn. Consequently, the proposal is considered to be appropriate development in the Green Belt and the impact of cumulative built development on the openness of the Green Belt would be mitigated by the proposed part-demolition of the existing barn.

22. Visually, the development would be well sited near to the existing group of buildings on site and would be screened by the existing tall evergreen trees to the front of the site. The materials of the building are considered to be acceptable although a full timber-clad building would be more suited to the rural area. External colouring of the building is therefore required to be agreed by condition in order to ensure that the development is compatible with the location.

Other Issues

23. The recommendations of the Environment Agency are noted and can be added as informatives should the application be approved.

Conclusion

24. Consequently, the development is considered to have an acceptable impact on the openness of the Green Belt with the removal of a 12m by 6m section of the existing barn to the rear of the site. Furthermore, the scale and appearance of the building and its siting in relation to the site is not considered to have an adverse impact on the visual amenities of the Green Belt.

Recommendation

25. That the application, be approved with additional drawing SCDC5 (franked 14 August 2010), subject to the following conditions:
 1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
 2. **The development hereby permitted shall be carried out in accordance with the following approved plans: SCDC1, SCDC2, SCDC3 and SCDC4.**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. **Within 28 days of the development having been substantially completed the existing barn store to the rear of the application site shall be part-demolished in accordance with Drawing SCDC5 (franked 14th August 2010), unless otherwise previously agreed in writing with the Local Planning Authority.**
(Reason – To preserve the openness of the Green Belt in accordance with Policy GB/1 of the South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007.)

4. **Notwithstanding the submitted details, no development shall commence until a sample colour of the external finish to the building, hereby permitted, has been submitted to and approved by the Local Planning Authority; the development shall be carried out in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the Local Planning Authority.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policies DP/2 and GB/2 of the adopted Local Development Framework 2007.)

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

- Circular 11/95 – Use of Conditions in Planning Permissions
- National Planning Policy Guidance 2: Green Belts
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies, adopted July 2007
- Planning Applications S/2032/91/F, S/2240/04/F and S/1469/09/F

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