

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 July 2014

AUTHOR/S: Planning and New Communities Director

Application Number:	S/0795/14/VC
Parish(es):	Sawston
Proposal:	Variation of Condition 2 (Approved Plans) of planning permissions S/2619/12/FL and S/1330/13/VC to allow the provision of an addition single storey plant room attached to the main building.
Site address:	Deal Farm, Cambridge Road, Sawston
Applicant(s):	Miss Rachel Ward Fisher German LLP
Recommendation:	Approval
Key material considerations:	Visual Impact, Green Belt, Noise
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Dan Smith
Application brought to Committee because:	Parish Recommends Refusal
Date by which decision due:	26 June 2014

Executive Summary

1. The application requests a variation to the plans approved under S/2619/12/FL and S/1330/13/VC which granted planning permission for the erection of an agricultural building for crop storage in place of an existing grain store. The variation to the approved plans would allow the provision of a single storey plant room attached to the South side of the main building (which is substantially complete). The new plant room would measure approximately 6 metres by 2.5 metres and would be a maximum of 4 metres in height. The Parish Council has objected to the proposal on the grounds of scale, however taking all material planning considerations into account, including the considerable scale of the permitted building, the application is considered acceptable and the recommendation is approval.

Planning History

2. S/2619/12/FL – Planning permission approved for the demolition of existing grain store and erection of agricultural building for crop storage.
3. S/1330/13/VC – Planning permission approved for a variation of condition 2 (approved plans) of planning permission S/2619/12/FL, to allow alterations to the dimensions of the building and a slight relocation of its position on the site.

Planning Policies

4. *National Planning Policy Framework*
5. *Local Development Framework*
 - 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
 - GB/2 Mitigating the Impact of Development Upon the Green Belt
 - NE/2 Renewable Energy
 - NE/3 Renewable Energy Technologies in New Development
 - NE/11 Flood Risk
 - NE/12 Water Conservation
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution
 - NE/16 Emissions

Consultations

6. Sawston Parish Council has recommended refusal of the application on the grounds that the building is large enough now and it feels that the plant room should have been built within the existing building.

Representations

7. No representations have been received in respect of the proposed development.

Planning Comments

8. The site comprises an agricultural storage barn, hardstanding and agricultural land located to the northern end of Sawston, outside of the Development Framework of the village and within the open countryside and the Cambridge Green Belt. The main grain store building, granted permission under references S/2619/12/FL and S/1330/13/VC, has been substantially completed.
9. The current application seeks a further variation to the original plans approved under S/2619/12/FL, in addition to the variation granted under S/1330/13/VC, to allow the provision of a single storey plant room attached to the South side of the main store building. The new plant room would measure approximately 6 metres by 2.5 metres and would be a maximum of 4 metres in height.

10. In terms of the visual impact of the additional plant room. Given that in most views it would be seen against or be screen from view by the large side elevation of the main store building, which is 31 metres long and 8 metres in height to the eaves, and would be constructed in materials with a similar appearance to the main building, it is not considered that the proposed plant room would have any significant impact on visual amenity.
11. The site is located within the Green Belt, however the NPPF (para. 89) gives support for the construction of buildings for the purpose of agriculture within the Green Belt. The impact of the main barn on the openness of the Green Belt was considered as part of the original application and judged to be acceptable. It is not considered that the relatively small addition of the plant room would have any significant additional impact on the openness of the Green Belt, particularly given the mass of the existing building.
12. The proposed plant room would house an electricity meter and solar inverters necessary to serve the solar panels which will be installed on the main roof. Given the limited noise generated by such equipment and given considering that, if not housed within the proposed plant room, the equipment would have to be housed within the main building in any case, it is not considered that the plant room would result in any significant additional noise nuisance likely to impact on the amenity of neighbouring properties.
13. Conditions considered necessary as part of the previous permissions would, where they have not already been discharged, be applied to this permission, to ensure that the necessary controls and restrictions remain in place.

Recommendation

14. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is recommended that the application be granted Planning Permission, subject to the following condition(s):
 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: Site Location Plan, 8690/1F
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
 3. The development, hereby permitted, shall not be used for the accommodation of livestock.
(Reason - To protect the occupiers of adjoining dwellings from the potential effects of odours and pests in accordance with policies DP/3 and NE/16 of the adopted Local Development Framework 2007.)
 4. Details of the location and type of any power driven plant or equipment for crop drying purposes shall be submitted to and approved in writing by the Local Planning Authority before such plant or equipment is installed; said plant

or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.

(Reason - To prevent and significant adverse noise or emissions from the development in accordance with policies DP/3, NE/15, and NE/16 of the adopted Local Development Framework 2007.)

5. Surface water drainage measures shall be fully constructed and completed in accordance with the plans and documents approved under application reference S/2527/13/DC prior to the first use of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority prior to that first use.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increase risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

6. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

Background Papers

15. Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -
 - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
 - (b) on the Council's website; and
 - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- Planning Files Ref: S/0795/14/VC, S/1330/13/VC and S/2619/12/FL

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