

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

13th May 2005

AUTHOR/S: Director of Development Services

S/1154/04/F - Fulbourn

Change of Use of Agricultural Buildings to Storage (Class B8) with Associated Parking, Together with Improved Access/Junction, Queens Farm, off Wilbraham Road for G. C. Lacey & Son

Recommendation: Approval

Date for Determination: 2nd September 2004 - Major Application

Site and Proposal

1. Queens Farm lies to the north of Fulbourn, accessed off Wilbraham Road at the point where the road turns east towards Great Wilbraham. At the entrance to the farm drive is a relatively modern farmhouse to the west of the driveway with another farmhouse, on the eastern side, some 100.0m further on. 120.0m beyond this house is a large range of farm buildings at present/previously used as turkey sheds, machinery workshops, machinery stores and grains stores. With the exception of a well screened car-storage compound to the rear and another large range of farm buildings 200m to the north, the farm is surrounded by open, arable fields.
2. The full application, originally received in June last year, proposes the widening of the farm access off Wilbraham Road and the change of use of three buildings, total floor area 2538m², to storage, Use Class B8.

Planning History

3. Main farmhouse, Queens Farm, built 1976 with the second in 1998. Various barns and grain stores were built in the 1970's and early 1980's. Not all buildings required consent.
4. With the down-turn in the turkey market, consent was granted in January 2002 (**Application Ref: S/1825/01/F**) to change a turkey rearing shed, floor area 912m², to storage and light industrial purposes. For similar reasons another two former turkey buildings gained consent in June 2003 (**Application Ref: S/0852/03/F**) for light/general industrial purposes. Floor area 1292m². Although not made personal, the buildings were for the use of an engineering company which was re-locating from Little Walden in Essex.

Planning Policy

5. The site lies in the Green Belt.

Structure Plan (2003):

- **P2/6** Rural economy supports re-use of farm buildings to encourage diversification and maintain/review the vitality of rural areas.
- **P9/2a** Provision of Green Belt around Cambridge.

Local Plan (2004):

- **GB2** Green Belt; supports re-use of buildings within the Green Belt subject to no detrimental impact.
- **EM10** Employment in the Countryside; supports the re-use of agricultural buildings. The buildings should be of permanent construction capable of re-use without alteration and with satisfactory access. Traffic flows should be able to be accommodated on the existing road system.

Consultations

6. **Fulbourn Parish Council** makes no recommendation, asking for additional information before comments can be made.

Following concerns from the Highway Authority a revised access improvement plan, and a Transport Assessment report, have been submitted; these have been forwarded to the Parish Council for comment. Any views will be reported verbally.

7. **The Local Highways Authority** originally expressed concerns at the traffic generation from the change of use; these have now been withdrawn following the receipt of the above-mentioned documents.
8. **The Chief Environmental Health Officer** has asked that details of all power driven plant are submitted and agreed to avoid any possible noise nuisance.
9. **Cambridgeshire Fire and Rescue Service** asks for the provision of fire hydrants or a private tank/reservoir as an alternative.
10. **The Environment Agency** has no objections but asks for details of foul and surface water drainage, plus pollution control as a planning condition. The site is not liable to flooding.

Representations

11. None received.

Planning Comments – Key Issues

12. The main issues to be considered in respect of this proposal are the quality of the buildings for the proposed change of use, the effect on the Green Belt and surrounding area, including any neighbours, and the scope of the improved access to cater for the additional traffic generated.

i. The Buildings

These are large concrete/steel portal framed buildings with part blockwork/grain walling walls, and clad with sheeting. Access is by tall roller-shutter doors. There is a large concrete forecourt in front of the buildings.

The buildings are ideal for a B8/storage use and would require little or no change to their external appearance.

ii. Effect on Green Belt/Surrounding Area

As there will be little or no change to the buildings, there will be no detrimental change to the area. All car-parking will be to the rear of the building where it would be screened by existing earth banking.

The nearest house, 26 Wilbraham Road, is 270.0m to the south, so there should be no loss of amenity to that property. Nevertheless, I would still recommend a condition be imposed for the submission of details of power driven plant and machinery.

iii. Access

The Local Highway Authority has requested the widening of the farm access to a width of 7.3m for a distance back of 50.0m which will allow for two vehicles to pass; kerb radii to the east will be increased to 15.0m. Visibility exiting the access is good in both directions but somewhat limited when approaching from the Wilbraham direction. With traffic speeds slow on this sharp corner, there should not be a problem. The Local Highway Authority now supports the change of use.

Some vegetation will be lost in front of the adjacent farmhouse; replacement planting will be essential.

I am satisfied that the scheme, as amended, complies with development plan policies, and approval is recommended.

Recommendation

13. Approval as amended by letter and Traffic Analysis dated 1st February 2005, and letter and Drawing No. 6799/SK002/A.
 1. Standard Condition A - Time limited permission (Reason A);
 2. SC51 - Landscape Scheme (RC51);
 3. SC52 - Implementation of landscaping scheme (RC52);
 4. No external alterations to the building shall be made without the prior written approval of the Local Planning Authority following the submission of such details. (RC - To ensure that the character of these former agricultural buildings is retained);
 5. Para C36 - Parking (RC Para RC10);
 6. No development shall be commenced until the junction improvements and road widening shown on Drawing No. 6799/SK002/A have been satisfactorily completed. (RC - para - RC10 safety);
 7. No development shall be commenced until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved by the Local Planning Authority; no development shall take place otherwise than in accordance with the approved scheme. (RC - To ensure adequate provision is made for fire fighting.)
 8. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The

works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To ensure a satisfactory method of surface/foul water drainage and to prevent the increased risk of pollution to the water environment.)

9. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the Local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.

(Reason - To minimise noise nuisance to nearby residents.)

Informatives

A reservoir or elevated private tank may be considered as an alternative to fire hydrants.

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P2/6 (Rural Economy)
P9/2a (Green Belt)
 - **South Cambridgeshire Local Plan 2004:**
GB2 (Green Belt)
EM10 (Employment in the Countryside)

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

Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003
Planning File Refs:

S/1825/01/F
S/0852/03/F
S/1154/04/F

Contact Officer: Jem Belcham - Area Planning Officer
Telephone: (01954) 713252