

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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<b>REPORT TO:</b>	Development and Conservation Control Committee	1 <sup>st</sup> June 2005
<b>AUTHOR/S:</b>	Director of Development Services	

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### **S/0756/05/PNA - Girton Erection of General Purpose Agricultural Building, Manor Farm, for Mr and Mrs K Dawson**

**Recommendation: No objection**  
**Date for Determination: 10<sup>th</sup> June 2005**

#### **Site and Proposal**

1. The application site measures 1.2 hectares, (3 acres) in area, and is an owner occupied area of land that forms part of Mr and Mrs Dawson larger agricultural holding. Manor Farm and its small agglomeration of buildings are sited approximately 80 metres south of the site with Girton Cottage, a privately owned residential dwelling located in between, 22 metres south of the site boundary. There is a public footpath along the south east boundary.
2. The application site is bound on all sides by an established hedge. The southwest facing boundary which abuts Girton Cottage is slightly higher and is more dense.
3. This Prior Notification of Agricultural Permitted Development, received on the 15<sup>th</sup> April 2005 seeks approval for the siting and appearance of a general-purpose agricultural building. The barn is to be used for the storage of hay and straw and some farmyard equipment/machinery. The barn which measures 18.29 metres in length, 9.14 metres in width and 4.88 metres in height is to be sited adjacent to the south west boundary of the site, set 40 metres back from the field access, due north of Girton Cottage.

#### **Planning History**

4. A Prior Notification of Agricultural Development application, (reference **S/2144/04/PNA**), received on the 20<sup>th</sup> October 2004 sought consent for the same general purpose agricultural building sited on the same parcel of land. The barn was again to be sited adjacent to the southwestern boundary of the site albeit 8 metres closer to the field access. At the December 2004 meeting of the Development and Conservation Control Committee (item 19), objections were raised to the siting and appearance of the barn due to the relationship with Girton Cottage and the resultant overbearing affect.

#### **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. Concerns raised regarding the right of access to the field and the impact of the barn on Girton Cottage
8. **County Council Countryside Services Team** – No response received at the time of writing this report. Consultation period does not expire until 2<sup>nd</sup> June 2005. Any comments received will be reported verbally to Committee.
9. **Cambridgeshire Local Access Forum** - No response received at the time of writing this report. Consultation period does not expire until 2<sup>nd</sup> June 2005. Any comments received will be reported verbally to Committee.

### **Representations**

10. None received at the time of writing this report. Notification by way of site notice only. 21 day consultation period does not expire until 20<sup>th</sup> May 2005. Any comments received will be reported verbally to Members.

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

11. 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. Firstly however the relationship of the application site to Mr and Mrs Dawson's agricultural holding must be considered.

#### **Agricultural holding**

12. When the previous application was submitted, (reference S/2144/04/PNA), Mr and Mrs Dawson occupied Manor Farm and the associated land under a Agricultural Holdings Act Tenancy. The combined area of Manor Farm and the applicants owner occupied parcel of land, (the application site) formed an agricultural holding measuring 47.35 hectares in area.
13. It is now understood that the applicants tenancy has expired and the adjoining land known as Manor Farm, no longer forms part of their holding. Whilst the agent has stated that the applicant still has a agricultural holding of 5.39 hectares, (including the application site), a plan confirming the extent and siting of this additional land had not, at the time of writing this report, been received by the Council. The awaited plan will be presented at the Committee Meeting.
14. Having spoken with the County Farms Manager it is his understanding that Mr Dawson has surrendered his Tenancy agreement for the 46 hectare holding. Mr Dawson now only leases Manor Farm House, (no other buildings) and a 3.106 hectare field, (7.67 acre) adjacent to Manor Farm, under a Farm Business Tenancy until 2015. It is the County Farm Managers understanding that this 3.106 hectare field is the extent of the applicants' agricultural holding.
15. Providing the area of the applicants holding exceeds 5 hectares and the land identified is for the purpose of Class A, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995, considered to form an "Agricultural Holding", this proposal can still be considered under this Prior Notification of

Agricultural Development. If the applicants Agricultural Holding does not exceed 5 hectares not only will a full planning application be required to erect the proposed barn but the need to erect such a large structure, within the Green Belt, serving such a small holding, would be questioned.

16. This issue will be discussed in more detail at the Committee Meeting when further details from the agent have been submitted. For the remainder of this report this proposal will be assessed on the basis of the information contained within the application form which states that the applicants agricultural holding exceeds 5 hectares.

#### **Green Belt**

17. To avoid unnecessary intrusion in the Green Belt and open countryside, additional agricultural buildings are ideally grouped together. In this instance the proposed barn is to be sited on a separate parcel of land, 80 metres north of Manor Farm.
18. Whilst the barn is not incorporated within the built up farmyard, it is the opinion of Officers 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. Being sited adjacent to existing buildings, (Girton Cottage and Manor Farm) the proposed barn will also not be viewed as a stand-alone structure.

#### **Impact on Girton Cottage**

19. The proposed barn is to be sited to the north of Girton Cottage and will be located on the opposite side of a dense hedge, 26 metres+ from the rear most point of the adjacent dwelling. Whilst the proposed barn measures 18.29 metres in length and 4.88 metres in height, the barn has been re-sited further away from the field access to improve the relationship with Girton Cottage.
20. Following objections being raised to the previous application, the applicant has considered, at length, the potential to re-site the barn further away from Girton Cottage. Overhead power lines cross the centre of the site running diagonally in a southwest–northeast direction. EDF Energy has advised that for safety reasons the barn must not be sited within 18 metres of the lowest conductor on the 132kV steel tower line which crosses the site. The proposed barn abuts this defined safety zone and therefore the maximum clearance to Girton Cottage has been provided.
21. The proposed barn is to be used for the storage of hay, straw and some equipment and machinery. Whilst, due to seasonal changes the contents of the barn will vary, the barn will not be used to accommodate livestock. Given the revised location and proposed use, the siting of the barn, with regards to Girton Cottage, is considered acceptable.

#### **Design of Barn**

22. The proposed barn is a standard design. Given its sympathetic location it is my view that the proposed structure will not appear intrusive. The proposed wall and roof sheeting of the barn is to be painted green ensuring the building does not appear incongruous within the rural landscape.

#### **Other issues**

23. The Parish Council has raised concerns regarding the access to the field. These concerns were raised in the previous application and the agent then stated that 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. At this time, the

applicant still leased the surrounding land. As this lease has now expired, further confirmation of the access arrangements have again been sought. A plan showing the legal right of access is to be submitted.

24. As the access to the site passes over a public right of way the views of Cambridgeshire Local Access Forum and the Countryside Services Team have been sought. Any comments raised will be reported verbally to the Committee

### **Recommendation**

25. No objection subject to the submission of a satisfactory plan showing the precise siting of Mr and Mrs Dawson's 5.39 hectare Agricultural Holding

**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 files S/2144/04/PNA and S/0756/05/PNA

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