

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	22/08/2018
Planning Development Manager authorisation:	SCE	22.08.18
Admin checks / despatch completed	ER	23/8/18

Application: 18/01036/FUL **Town / Parish:** Great Oakley Parish Council

Applicant: Mr Peter Thompson

Address: Holt Farm School Road Great Oakley

Development: Replacement of existing glasshouse with enlarged glasshouse providing a farm based agricultural trials and testing operation for innovative and new crops.

1. Town / Parish Council

Great Oakley Parish Council Strongly

2. Consultation Responses

ECC Highways Dept The Highway Authority does not object to the proposals as submitted.

Informative1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 ' Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

Environmental Protection In order to minimise potential nuisance to nearby existing residents caused by demolition/construction works, Environmental Protection ask that the following below is conditioned;

' No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency). Working hours to be restricted between 08:00 and 18:00 Mondays to Saturdays (finishing at 13:00 on Saturdays) with no working of any kind permitted on Sundays or any Public/Bank Holiday whilst construction works and alterations are being carried out.

' The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.

' No materials produced as a result of the site development or clearance shall be burned on site.

' All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

' Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.

In reference to the (proposed layout diagram) full details of proposed kitchen have not been provided or the use of extractor/mechanical units mentioned.

In the case extractor/mechanical units are to be installed, the units must satisfy BS4142 assessment i.e. the end use(s) must not be deemed to have 'adverse impact' on all nearby noise-sensitive premises. A detailed report of the assessment shall be submitted to EP for approval.

Tree & Landscape Officer To the south west of the existing greenhouse situated on part of the application there is an early mature Oak that is a strong, healthy specimen with no obvious defects. The tree is a good specimen and it would be desirable for it to be retained.

The tree is not shown on the site layout plan so it is not possible, from the information provided, to establish whether or not the tree is to be retained.

In terms of its visual amenity value the tree cannot be clearly seen from a public place and therefore does not merit protection by means of a tree preservation order.

If the tree were to be removed it would be desirable to secure details of soft landscaping, including tree planting, to replace the tree and to enhance the appearance of the development.

3. Planning History

05/00027/FUL	Staff accommodation and welfare facilities in conjunction with business	Approved	25.02.2005
11/00790/AGRIC	Proposed irrigation reservoir with centre at grid reference TM 190 277.	Determinati on	23.08.2011
14/00647/LUEX	Use of former farm buildings as a self contained dwelling,		05.09.2014
14/01515/FUL	Extend use of dwelling house into adjoining building and use of front yard as part of residential curtilage.	Approved	19.11.2014

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

- QL9 Design of New Development
- QL10 Designing New Development to Meet Functional Needs
- QL11 Environmental Impacts and Compatibility of Uses
- EN1 Landscape Character
- EN16 Agricultural and Related Development
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PP13 The Rural Economy

PPL3 The Rural Landscape

CP1 Sustainable Transport and Accessibility

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to Holt Farm located to the north of School Road via a private access between dwellings within the Parish of Great Oakley. The agricultural unit itself is over 4 hectares in size with the application relating to the existing glasshouse building to the western side of the access road approximately 110 metres back from School Road.

The existing building is timber framed with a dirt floor with plastic sheeting walls and roofing. The building measures approximately 7m by 15m (amounting to 105sqm), is 3m high at the front (east facing) and 2.5m high at the back (west facing) (sloping roof).

There are 2 informal parking spaces to the front of the building and additional hardstanding and vehicular access and turning areas. To the rear of the building is an early mature Oak tree.

Description of Proposal

The application description has been amended to better describe the proposal in relation to how its use is connected to the existing farm.

The application therefore proposes the replacement of an existing glasshouse with enlarged glasshouse providing a farm based agricultural trials and testing operation for innovative and new crops.

The new building is 'L' shaped in foot print being 17m by 8m in the place of the existing glasshouse and extending rearward by 31m at a width of 10 metres. The overall floor area of the new building amounts to approximately 445sqm.

Assessment

The main considerations in this instance are;

- Principle of Development and Compatibility of Uses;
- Appearance and Landscape Impact (including impact on trees);
- Impact on Residential Amenities;
- Highway Considerations; and,
- Representations.

Principle of Development and Compatibility of Uses

Saved Policy EN16 of the adopted Tendring District Local Plan 2007 states that planning permission will be granted for agricultural buildings and development where justification is given and subject to the design and landscape impact of the proposals. Emerging Local Plan Policy PP13 confirms that to support growth in the rural economy, the Council may grant planning permission for buildings that are essential to support agricultural, horticulture and forestry; and farm diversification schemes

Supporting information provided by the Applicant states that 'In recent years we have seen increased demand from large organisations supplying the UK's leading retailers and foodservice companies looking for new & innovative crops and production techniques, which recognises our leadership in this area. To deliver this service in addition to our usual business and innovation work for our own benefit, we would like to undertake the works described to provide a centre for our innovation work. The new glasshouse with a kitchen / meeting room will allow us to both continue the aquaponics and other related trials in a modern facility and give the opportunity to experiment with and present products and techniques to customers, both directly and through social media. The facility will help secure the positions of our current workforce and create further skilled positions.'

The proposal will therefore provide a farm diversification project that will support growing demand for the innovative projects undertaken on the site and provide additional jobs contributing positively to the rural economy and growth of the area.

Appearance and Landscape Impact (including impact on trees)

The proposed building will partly replace an existing glass house that is situated in close proximity to other large agricultural buildings. The front portion of the building will be more substantial in construction but is of a similar design and finish to adjacent buildings. The large rear portion will be steel framed and glass meaning that it will appear more light weight with a backdrop of the existing buildings visible to the rear. The overall design and appearance is considered appropriate for the use and its siting and materials minimises the landscape impact.

The visual amenity value of the existing Oak tree is not significant as it cannot be clearly seen from a public place and therefore does not merit protection by means of a tree preservation order. However, it is a strong, healthy specimen with no obvious defects and is therefore a good specimen that should be retained.

Additional information provided by the Agent via email on 20th July 2018 states that the tree is to be retained and will be used for its shading of the proposed projects within the buildings. The revised block plan shows that the relationship of the proposal with the tree does allow its retention.

Impact on Residential Amenities

The proposed building is located well away from neighbouring properties fronting School Road to the south. The siting of the building is no closer to these neighbours and is located adjacent to a number of existing agricultural buildings and operations. The access is existing and the use of the proposed building is unlikely to result in any significant increase in traffic movement that would result in noise and disturbance to existing neighbours.

Highway Considerations

The supporting information provided by the Applications states that vehicle movements to and from Holt Farm will show a net decrease as part of this project we result in the current spray base at Holt Farm being relocated the main site at Brook Fam.

Essex County Council Highway Authority raise no objection to the proposals.

Representations

Great Oakley Parish Council actively support this application.

No individual letters of objection have been received.

Conclusion

For the reasons set out above, the proposal is considered acceptable and the application is therefore recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: TEK.NR. 1 file: GVZ-Thompson groundplan + views dated 24-5-2018 and amended 1:500 Block Plan received 25th July 2018.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Environmental Protection Informatives

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2. The use of barriers to mitigate the impact of noisy operations will be used where possible. This may include the retention of part(s) of the original buildings during the demolition process to act in this capacity.
3. No materials produced as a result of the site development or clearance shall be burned on site.
4. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.
5. Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed. Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.
6. In the case of any extractor/mechanical units which are to be installed, the units must satisfy BS4142 assessment i.e. the end use(s) must not be deemed to have 'adverse impact' on all nearby noise-sensitive premises. A detailed report of the assessment shall be submitted to EP for approval. Any such equipment is likely to require planning permission.

Highways Informatives

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

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