

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	07/11/18
Planning Development Manager authorisation:	AN	20/11/18
Admin checks / despatch completed	ER	22/11/18

**Application:** 18/01638/FUL **Town / Parish:** Great Bentley Parish Council

**Applicant:** Mr George Wright - George Wright Farms

**Address:** Admirals Farm Heckfords Road Great Bentley

**Development:** Proposed lean to off existing agricultural building.

### 1. Town / Parish Council

Great Bentley Parish Council

Great Bentley Parish Council Planning Committee met on 1st November 2018 and agreed to offer no objection

### 2. Consultation Responses

N/A

### 3. Planning History

91/00781/FUL	Siting of residential caravan (for agricultural worker).	Approved	14.08.1991
03/02191/AGRIC	New grain and potato store	Determination	20.12.2003
05/01509/FUL	Installation of 20m monopole incorporating 3 No. DBDP antennas, 4 No. 600mm dishes, 6 pack cabinet arrangement and ancillary cabling and equipment.	Approved	07.03.2006
06/00052/AGRIC	Erection of new grain and potato store.	Determination	17.02.2006
08/00272/FUL	To install a 22.5m pole with 6 antennas, ground based equipment cabinets and ancillary development.	Refused	28.04.2008
08/00829/FUL	Extension of two existing farm buildings for storage use.	Approved	17.07.2008
15/01250/AGRIC	Proposed steel framed agricultural building.	Determination	14.09.2015
16/01724/FUL	The installation of an 18m lattice tower, 6 No. microwave dishes, 2	Approved	08.12.2016

No. equipment cabinets, along with ancillary works.

18/01173/AGRIC	Proposed build of general purpose agricultural building.	Determination	09.08.2018
18/01174/AGRIC	Proposed build of general purpose agricultural building behind existing store.	Determination	09.08.2018

#### 4. **Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

EN1 Landscape Character

EN16 Agricultural and Related Development

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

PP13 The Rural Economy

SPL3 Sustainable Design

#### **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**

### Site Description

The application site is Admirals Farm, which is located on the eastern side of Heckfords Road in a rural location within the parish of Great Bentley. The application site is located to the eastern section of the overall holding, but to the west of the existing farm buildings. To the north and south are large areas of agricultural and grassed land.

### Proposal

This application seeks planning permission to extend an existing agricultural building with a lean-to extension measuring 6m height, 9m width and 24.4m depth. The building will store machinery, straw and weighbridge backup equipment following a recent vandalism incident, and will be finished with natural profile sheeting and a fibre cement roof.

The application requires full planning permission as the overall building will exceed 1,000 square metres, thereby failing to accord with Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

### History

Under planning references 18/01173/AGRIC and 18/01174/AGRIC, permission has been granted for the erection of two agricultural buildings; one is sited to the rear of the adjoining building subject to this application, whilst the other is sited to south-east of this application site.

### Landscape Impact

The building would be partially visible in views from Heckford Road to the west but would be a significant distance apart and would also be viewed against the backdrop of numerous other agricultural buildings relating to the farm. The design of the building would be that of a standard agricultural building in keeping with those in the vicinity.

The development would not therefore appear unduly prominent in views from within the wider countryside and therefore not be detrimental to the rural landscape.

### Residential Amenities

The nearest residential properties are located to the west but there is a significant separation distance of approximately 200 metres. Given this and that the proposal is an extension to an already developed agricultural holding, the impacts to residential amenities will be neutral.

### Other Considerations

Great Bentley Parish Council has no objections to the development.

No other letters of representation have been received.

## **6. Recommendation**

Approval.

## **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, titled 'Location Plan', 'Floor Plan', and the untitled Block Plan and elevational drawings.

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.