

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	04/01/19
Planning Development Manager authorisation:	AN	14/1/19
Admin checks / despatch completed	RW	15/1/19

ERC

Application: 18/02040/AGRIC **Town / Parish:** Bradfield Parish Council

Applicant: Mr John Jiggins

Address: Bradfield Lodge Clacton Road Horsley Cross

Development: Proposed erection of open fronted steel portal framed agricultural building for straw & hay storage.

1. Town / Parish Council

Bradfield Parish Council No comment.

2. Consultation Responses

N/A

3. Planning History

98/00090/FUL	To retain and continue use of two farm buildings as car body repair workshops	Approved	14.07.1998
99/01025/FUL	To retain and continue use of two farm buildings as car body repair workshops (Renewal of TEN/98/0090)	Approved	01.09.1999
02/02067/FUL	To retain and continue use of two farm buildings as car body repair workshops (Renewal of TEN/98/0090)	Approved	11.12.2002
08/00358/FUL	Continued use of 2 no. farm buildings as car body repair and dismantling workshops.	Approved	23.05.2008
12/01265/FUL	Installation of three micro scale wind turbines (14.97m to hub, 5.6m diameter blades).	Approved	14.01.2013
16/01983/AGRIC	Erection of an open fronted steel portal framed agricultural building for the storage of hay.	Determination	22.12.2016
16/01984/AGRIC	Erection of an open fronted steel portal framed agricultural building for the storage of straw.	Determination	21.12.2016
17/02030/FUL	Demolition of existing covered	Approved	26.01.2018

area, construction of new store/quality control room with farm office and meeting room above in roof space, undercroft covered parking for 3no. vehicles.

4. Relevant Policies / Government Guidance

N/A

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Bradfield Lodge which is located on Clacton Road within the parish of Bradfield. The application site itself is located to the south-eastern corner of the application site.

Description of Proposal

This is a 'prior notification' under Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The applicant is seeking the Council's determination as to whether 'prior approval' is required.

This application is for an agricultural building for the storage of straw and hay, which will measure 7.7m in height, 12.2m in width and 36.6m in depth.

The building will be finished in natural grey concrete and timber for the external walls and grey fibre cement for the roofing.

Assessment

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 allows works for the erection, extension or alteration of a building or any excavation or

engineering operations, which are reasonably necessary for the purposes of agriculture within an agricultural unit of 5 hectares or more providing that a number of criteria are met, which are related to the location, size and use of the building.

As the area of the agricultural holding is in excess of 5 hectares the proposed building falls to be considered under Class A.

The proposal may be permitted development. However, details must be submitted to the local planning authority for a determination as to whether the proposal would comply with the criteria set out in Class A and whether the prior approval of the authority will be required to the siting, design and external appearance of the building, as stated in Condition A.2 (2) of Part 6, Class A.

General Permitted Development Order:

The proposed agricultural building is not permitted development if the criteria set out in Part 6 (Class A) cannot be met. This criterion is set out and addressed below;

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

The parcel of land where the development is to be located is in excess of 1 hectare.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Not applicable in this instance.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

The proposal is for an agricultural building and is not for the erection, extension or alteration of a dwelling.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

The building is clearly designed for agricultural use.

(e) the ground area which would be covered by;

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A;

would exceed 1,000 square metres. This includes any development within 90 metres which occurred in the preceding two years.

The proposed building will measure approximately 461 square metres. Therefore it does not exceed 1,000 square metres. However, whilst it is noted two previous agricultural buildings have been approved on this site (reference numbers 16/01984/AGRIC and 16/01983/AGRIC), and within 90 metres of the proposed building, they were both granted in December 2016. Further, the combined size of the three buildings equates to approximately 890 square metres, thereby still not exceeding 1,000 square metres.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

The building is 7.7 metres in height but is not within 3 kilometres of the perimeter of an aerodrome.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The development is not within 3 kilometres of the perimeter of an aerodrome and is 7.7 metres in height.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

The development is not sited within 25 metres of a classified road.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The proposed building will not be used for the accommodation of livestock.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

The proposed building is not to be used in connection with fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system-

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building.

The proposed building is not to be used for storing fuel for or waste from a biomass boiler or an anaerobic digestion system.

Siting

The proposal is situated to the south-eastern corner of Bradfield Lodge. The site is well populated with existing agricultural buildings, and the proposed building is well set back within the site, not visible from Clacton Road to the north or west. It is noted the proposed building will be highly visible from open views from the south and east, however it will be sited amongst a backdrop of other agricultural buildings and will therefore assimilate well within its surroundings and will not create a negative impact to the surrounding area.

Design

The design will see natural grey concrete and timber for the external walls and grey fibre cement for the roofing. These materials and the overall design proposed are considered to relate acceptably to this rural area and would not appear incongruous in this location given that there are several other agricultural buildings sited in the locality.

Conclusion

Prior approval is not required by the Local Planning Authority for the siting or design of the above development as it is permitted by Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

6. Recommendation

Prior Approval not required.

7. Condition

- 1 The proposed store building complies with Town and Country Planning (General Permitted Development) England Order 2015, Schedule 2, Part 6 Agricultural and Forestry and the Council's prior approval is not required for the siting, design or external appearance of the development as proposed.

8. Informatives

N/A