

Tendring

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Our Ref: 19/00155/AGRIC

22 February 2019

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 19/00155/AGRIC

PROPOSAL: Proposed multi-purpose agricultural storage building including weighbridge office and welfare facility.

LOCATION: Allens Farm Tye Road Elmstead Market Colchester

I refer to the above application received on 29 January 2019.

This is the Council's decision under Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Determination by the Local Planning Authority that the prior approval of the authority is **required** for the siting and appearance of the development permitted by Part 6, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Tendring District Council hereby **refuse** approval for the siting and appearance of the development proposed in the above-mentioned application for the following reasons:

1. Paragraph 170 of the National Planning Policy Framework (2018) states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and should maintain the character of the undeveloped coast.

Saved Policy EN16 states that the countryside will be protected from inappropriate forms of development. EN16b) states planning permission for agricultural buildings will only be granted if the design, siting and size would not have an adverse impact on the local countryside, or landscape character. Saved Policy EN1 states any development which would significantly harm landscape character or quality will not be permitted. Saved Policy QL9 and Emerging Policy SPL3 state all new development should protect or enhance local character and relate well to its site in relation to scale, form and design.

Policy PPL3 of the Emerging Plan (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) states that the council will protect the rural landscape and refuse planning

permission for any proposed development which would cause overriding harm to its character and appearance.

The detailed design of the proposed building includes two personnel doors, a false door and a number of Georgian style windows at ground and first floor levels. The scale, proportions and fenestration reflect that of a residential dwelling and do not reflect an agricultural building. The design thereby fails to reflect the agricultural use, appearing incongruous and out of character in this rural location.

The proposed agricultural building is therefore considered contrary to the provisions of the above local and national policies.

Yours faithfully



Catherine Bicknell
Head of Planning