

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	06/02/19
Planning Development Manager authorisation:	AN	21/2/19
Admin checks / despatch completed	Vine SB	23/02/19 22/02/19

Application: 19/00154/AGRIC **Town / Parish:** Great Bromley Parish Council

Applicant: A Lochore and Sons

Address: Holly Lodge Colchester Road Great Bromley

Development: Proposed agricultural storage building.

1. Town / Parish Council

Great Bromley Parish Council No comment.

2. Consultation Responses

N/A

3. Planning History

16/01545/AGRIC	Proposed agricultural storage building.	Determination	20.10.2016
17/00594/FUL	Proposed cart lodge, garaging, and annexe including extension to domestic curtilage.	Approved	
17/00767/FUL	Change of use of agricultural land to domestic garden	Approved	26.07.2017
18/00714/COUNO T	Proposed conversion of two barns into two dwellings	Determination	19.06.2018
18/01515/FUL	Proposed single storey rear extension, two storey side and rear extension and porch.	Approved	26.10.2018

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 relates to land to the north of Holly Lodge, Colchester Road, which lies within the parish of Great Bromley.

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.

The application proposes the erection of an agricultural storage building to store grain, fertiliser, straw and farm machinery. The building will measure 7.8 metres in height, 14.5 metres in width and 30.5 metres in depth.

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 extension 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 applicant has confirmed in the application form that 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.

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

The proposal is for the erection of an agricultural building to be used for storage purposes and 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 be 442.25 square metres. A similar agricultural storage building has been approved adjacent to the north (planning reference 16/01545/AGRIC) measuring 442.25 square metres. This was approved 20 October 2016 and therefore is in excess of two years; however regardless of this the two buildings equate to 884.5 square metres and therefore does not exceed 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 7.8 metres in height but is not within 3 metres 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 7.8 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 sited approximately 85 metres from the nearest 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 is not for the accommodation of livestock, storage of slurry or sewage sludge.

(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 north of Holly Lodge. The site is not particularly visible and is well set back. Further, an agricultural building has been approved adjacent to the north, while there are other buildings in proximity. Therefore, while the site is currently quite open land, there are limited views and the building will assimilate well within its surroundings, and therefore will not create a negative impact to the surrounding area.

Design

The design will see precast concrete grain walling with profiled metal cladding, with goosewing grey metal cladding roofing. These materials and the overall design proposed are considered to relate acceptably to the rural area and would not appear incongruous in this location, particularly given that it will replicate the agricultural building approved adjacent to the north.

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. Conditions

- 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