

popDELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	03/04/2019
Planning Development Manager authorisation:	SCE	03.04.19
Admin checks / despatch completed	AP	3/4/19

Handwritten initials/signature

Application: 19/00364/AGRIC **Town / Parish:** Great Bromley Parish Council
Applicant: Mr William Kempster
Address: Newhouse Farm Hall Road Great Bromley
Development: Proposed single storey pitched roof building.

1. Town / Parish Council

Ardleigh Parish Council
have not commented on
this application.

2. Consultation Responses

Not applicable

3. Planning History

01/00902/OUT	New farm bungalow to be used as dwelling, farm office and facilities	Refused	06.09.2001
19/00364/AGRIC	Proposed single storey pitched roof building.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Newhouse Farm, Hall Road, Great Bromley, which lies within the parish of Ardleigh.

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 a single storey pitched building to accommodate equipment associated with care and stewardship of the land. The building will measure 12.5 metres in depth, 7.7 metres in width with an overall height of 4 metres.

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.

- (b) 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.

- (c) 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 93.5 square metres. Therefore it 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 4 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 4 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 36.5 metres away 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 proposed building is to be located to the north eastern section of Hall Road. While there are a number of other existing agricultural buildings relating to Newhouse Farm, these are sited to the north western side of Hall Road approximately 45m apart. The siting of the proposed building is to the side of the existing house set back from the road with highly prominent from views from all sides (except the west) in what is a predominantly open rural location, resulting in serious harm to the open landscape character.

Design

The design will see powder coated steel composite profile cladding for the walls and grey profiled steel for the roof. These materials and the overall design proposed are considered to relate acceptably to the rural area and would not appear incongruous in this location.

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 aprv req - deemed appl refused

7. Conditions / Reasons for Refusal

- 1 Paragraph 170 of the National Planning Policy Framework (2019) 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. EN16(b) 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 proposed building is to be located to the north eastern section of Hall Road. While there are a number of other existing agricultural buildings relating to Newhouse Farm, these are sited to the north western side of Hall Road approximately 45m apart. The siting of the proposed building is to the side of the existing house set back from the road with highly prominent from views from all sides (except the west) in what is a predominantly open rural location, resulting in serious harm to the open landscape character.

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

8. Informatives

Not Applicable

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO