

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	18/07/2019
Planning Development Manager authorisation:	AN	18/7/19
Admin checks / despatch completed	ER	18/7/19

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Application: 19/00922/AGRIC **Town / Parish:** Mistley Parish Council

Applicant: McNair - D McNair Limited

Address: Dickley Hall Dickley Hall Chase Mistley

Development: Proposed straw storage building.

1. Town / Parish Council

Mistley Parish Council
have not commented on
this application.

2. Consultation Responses

Not Applicable

3. Planning History

97/01081/FUL	(Field Nos 70 and 71 South of Dickley Hall, Clacton Road, Mistley) Farm reservoir (20 million gallons)	Approved	10.03.1998
97/00013/AGRIC	20M Gallon Water Reservoir	Determinati on	12.06.1997
18/01278/FUL	Proposed pet crematorium.	Approved	11.10.2018
18/01723/FUL	Variation of condition 2 of planning permission 18/01278/FUL - to allow the cremation of horses.	Approved	15.11.2018
19/00206/FUL	Proposed pet crematorium - amendment to planning permission 18/01278/FUL.	Approved	07.06.2019
19/00922/AGRIC	Proposed straw storage building.	Current	

4. Relevant Policies / Government Guidance

Not Applicable

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Dickley Hall, Dickley Hall Chase, Mistley, which lies in the parish of Mistley.

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 the storage of straw. The proposed building will measure 25 metres in width, 30 metres in depth with an overall height of 9.4 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.

- (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 application site does not consist of any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations or any building erected or extended or altered by virtue of Class A.

Planning permission was granted under planning reference 19/00206/FUL for the proposed pet crematorium - amendment to planning permission 18/01278/FUL. The proposed buildings measure approximately 106 square metres. The proposed storage building will be 75 square metres. Therefore the combined proposals do 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 9.41 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 9.41 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 740 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 south east of the existing agricultural buildings on site, thereby reducing its impact and helping it to assimilate well within its surroundings. The siting of the proposed building is well set back from the highway with limited views from Clacton Road. The proposed agricultural building in this location would therefore not be significantly detrimental to the character of the surrounding area.

Design

The proposed building is to be designed with green steel box profile sheeting and a natural grey fibre cement roof. The materials and the overall design is in keeping with the similar agricultural buildings within Dickley Hall. It is therefore considered that the proposal will relate acceptably to the rural area and would not appear incongruous in this location.

6. Recommendation

Determination prior approval not reqred

7. Conditions / Reasons for Refusal

- 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

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