

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	05/02/2020
Planning Development Manager authorisation:	TF	07/02/2020
Admin checks / despatch completed	CC	07/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	YU	07/02/2020

**Application:** 19/01462/FUL

**Town / Parish:** Great Bentley Parish Council

**Applicant:** Mr J Hills

**Address:** Grange Farm Barn Heckfords Road Great Bentley

**Development:** Proposed extension to existing machinery store.

### **1. Town / Parish Council**

Great Bentley Parish                      No comment.

### **2. Consultation Responses**

ECC Highways Dept

The information that was submitted in association with the application has been fully considered by the Highway Authority.

The proposal does not need or require alterations to the existing vehicular access or existing parking arrangements within the existing site, therefore:

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following conditions:

1. Prior to occupation a vehicular turning facility, shall be retained, surfaced and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1.

2. Prior to occupation the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.

Reason: To ensure that appropriate loading / unloading facilities are available in the interest of highway safety in accordance with policy DM1.

3. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.

Reason: To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's

Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1:

Steps should be taken to ensure that the Developer provides sufficient turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed during the construction period.

Informative 2:

Any work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at: [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to:

SMO1 ' Essex Highways  
Colchester Highways Depot,  
653 The Crescent,  
Colchester.  
CO4 9YQ.

Essex County Council  
Heritage  
**Original Comments**

The application is for a proposed extension to existing machinery store.

The two heritage assets relevant to this application are:

- Grade II listed Grange Farmhouse (List Entry ID: 1111409); and
- Grade II listed Barn (List Entry ID: 1306639).

The proposed development site is considered to be within the setting of the two designated heritage assets. No Heritage Statement has been provided with the application and as such this is not considered to be compliant with paragraph 189 of the NPPF.

Based on the information provided, it appears there have in recent years been a cumulative build-up of utilitarian units. The proposal will add considerably to this already extensive footprint and mass of modern units detracting from the prominence of the original farmstead composition.

Given this impact, and based on the information provided, the proposed development is considered to have some less than substantial harm to two designated heritage assets and therefore paragraph 196 of the NPPF is relevant.

Essex County Council  
Heritage  
**Amended Comments**

The application is for a proposed extension to existing machinery store.

The two heritage assets relevant to this application are:

- Grade II listed Grange Farmhouse (List Entry ID: 1111409); and
- Grade II listed Barn (List Entry ID: 1306639).

The proposed development site is considered to be within the setting of the two designated heritage assets.

I have no objection to the proposed application, although I do think this is the maximum built footprint this site can accommodate without harming the setting of the adjacent heritage assets.

I recommend a condition with any granted application, this should require details of new planting and a condition to ensure the new planting is retained in place for the longest period permissible.

### **3. Planning History**

00/01887/FUL	Erection of detached garage	Approved	09.02.2001
00/01988/FUL	Removal of existing conservatory from Grange Farm, and relocation at Grange Farm Barn	Withdrawn	12.12.2000
00/02007/LBC	Relocation of existing conservatory from Grange Farm onto rear of Grange Farm Barn	Withdrawn	17.01.2001
01/00315/FUL	Single storey garden room	Withdrawn	01.04.2001
01/00330/LBC	Single storey garden room	Withdrawn	01.04.2001
01/00634/FUL	Minor amendments to design of single storey extension approved under 99/01896/FUL	Approved	04.07.2001
01/00832/FUL	Formation of new vehicular access to replace existing	Approved	09.08.2001
01/00833/LBC	Amendments to plan approved under 99/01897/LBC. Extension to kitchen	Approved	04.07.2001
97/01495/FUL	Detached garage and garden store	Approved	24.03.1998
98/00928/FUL	Extension to form playroom, utility room and entrance hall	Approved	30.09.1998
98/00929/LBC	Single storey extension to form utility room, playroom and entrance hall	Approved	30.09.1998
99/01896/FUL	Extension to form diner	Approved	03.05.2000
99/01897/LBC	Extension to form diner.	Approved	05.05.2000
02/02386/LBC	Single storey extension to form garden room and log store	Refused	31.01.2003
02/02392/FUL	Single storey extension to form garden room and log store	Refused	31.01.2003

03/00664/FUL	Single storey extension to form garden room. (Resubmission following refusal of 02/02392/FUL)	Approved	21.05.2003
03/00671/LBC	Single storey extension to form garden room	Approved	21.05.2003
05/01366/FUL	Pool house, swimming pool and enclosing garden wall	Approved	27.10.2005
07/00123/FUL	Construction of new brick wall enclosure 1.8 metres high, to form vegetable garden and swimming pool plant area. Construction of pergola and brick chimney stack in front of the existing pool house.	Approved	20.04.2007
07/00124/LBC	Two storey rear extension.	Approved	27.03.2007
07/00125/FUL	Two storey rear extension.	Approved	20.04.2007
15/01518/FUL	Proposed extension to existing machinery store.	Approved	28.01.2016

#### **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

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

PPL9 Listed Buildings

#### **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 Grange Farm to the west of Heckfords Road within the Parish of Great Bentley but outside the settlement development boundary as defined in both the saved and draft Local Plans for the area. Grange Farm consists of a large detached dwelling with associated outbuildings. To the front of the site is 'The Grange' which is a separate dwelling but functions as an annexe occupied by the owner's parents. The main dwelling is a Grade II Listed Building known as Grange Farmhouse. The Grange is also a Grade II Listed Building.

Grange Farmhouse is accessed from the south and The Grange is accessed from the north. To the north of the site is an existing machinery shed and store containing the equipment used for the upkeep of the entire site being approximately 5 hectares in size.

The application relates to a small pocket of the site to the north, alongside the existing store buildings accessed via the existing northern access. There is an existing hedgerow screening the buildings and the adjacent annexe building.

### Description of Proposal

The application seeks full planning permission for the erection of additional store building to be used in association with the dwelling and its grounds and will measure 18.3 metres by 9.4 metres with an overall height of 6.2 metres.

The building is to be finished in dark green metal cladding and grey profiled metal roof sheeting (with translucent rooflights to both roof slopes to match the existing building).

### Assessment

The main considerations in this instance are;

- Design and Impact (including Impact on the Heritage Asset);
- Residential Amenities; and,
- Representations.

### Design and Impact (including Impact on the Heritage Asset)

Paragraph 8 of the National Planning Policy Framework 2019 (NPPF) sets out the overarching objectives for achieving sustainable development, one being the environmental objective which requires the planning system to contribute to protecting and enhancing our natural, built and historic environment. Furthermore, Paragraph 127 of the NPPF requires that development should respond to local character and reflect the identity of local surroundings. It goes on to say that local

distinctiveness should be promoted and reinforced. Saved Policy QL9 and EN1 of the Tendring District Local Plan (2007) and Policy SPL3 and PPL3 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form and does not harm the appearance of the landscape.

The proposal will appear as an extension to the existing cluster of outbuildings being of the same scale, design, appearance and finish. The proposal, therefore, relates satisfactorily to the site and setting. The proposed building is to be sited over 19 metre back from Heckfords Road in an area that is almost fully enclosed by existing high dense hedging which is to be mostly retained. From the north the extension will be viewed against a backdrop of the existing buildings and from the south those existing buildings will screen the new addition. The proportions and finish of the proposed extension together with its siting behind existing screen hedging results in a development that will not appear prominent or have an adverse visual impact on the local countryside or landscape character.

The proposed development site is considered to be within the setting of the two designated heritage assets. Saved Policy EN23 of the adopted Tendring District Local Plan 2007 and draft Policy PL9 of the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft 2017 states that proposals for development that would adversely affect the setting of a Listed Building will not be permitted.

The proposed extension is further away from both listed properties than the existing machinery store and other later additions and outbuildings being approximately 30 metres from The Grange and over 55 metres from the main house. Having regard to the presence of other buildings, hedges and planting dividing the development from the listed properties, the development will not amount to any significant impact or harm upon the setting of the adjacent heritage assets.

#### Other Considerations

Great Bentley Parish Council had no comment to make on the application.

No individual letters of representation have been received.

#### Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

## **6. Recommendation**

Approval - Full

## **7. Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No: 102752/03/A.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Upon first occupation of the building hereby approved, other than the new footpath opening shown on approved Drawing No: 102752/03/A, any plant forming part of the retained hedgerow that is removed, dies, is seriously damaged or diseased shall be replaced in the

first planting season following its removal and shall be retained and maintained thereafter in perpetuity.

Reason - To ensure the effective retention of the existing hedgerow, in the interests of landscape impact and visual amenity.

## **8. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Agent and Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.