

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	16/04/2021
Planning Development Manager authorisation:	SCE	16.04.2021
Admin checks / despatch completed	CC	16.04.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	16.04.2021

Application: 21/00007/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Mr J Macaulay

Address: Poplar Hall Primrose Lane Ramsey

Development: Proposed erection of an agricultural grain store.

1. Town / Parish Council

Ramsey and Parkeston Parish Council Have not commented on this application

2. Consultation Responses

ECC Highways Dept

The information that was submitted in association with the application has been fully considered by the Highway Authority. No site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image dated March 2010. It is noted that the amended proposal will see the grain store located within the boundary of the farm. Access to the building will be from the existing vehicular access off Primrose Lane into the farm. Tractors and trailers will still be able to pull clear of the highway when entering the farm preventing any congestion or interruption to the flow of traffic.

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

1. There should be no obstruction above ground level within a 2.4-metre-wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety in accordance with policy DM1.

2. Prior to the completion of the grain store a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, 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.

3. Prior to the completion of the grain store 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.

4. Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and 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: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall 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 or by post to:

SMO1 – Development Management Team
Ardleigh Depot,
Harwich Road,
Ardleigh,
Colchester,
CO7 7LT

2: 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 in developing the site.

3: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

3. Planning History

00/01345/ADV	Fixed timber painted boards supported on timber painted posts	Refused	25.10.2000
00/01346/FUL	Change of use of garden and outbuildings to active outdoor toys display, storage and sale	Refused	25.10.2000
08/00650/FUL	Continued use of former agricultural building for coach storage, cleaning and maintenance.	Approved	30.03.2009

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

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)

SP1 Presumption in Favour of Sustainable Development

SPL1 Managing Growth

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 (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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is Poplar Hall, Primrose Lane, Ramsey. The farming business extends across seven farm holdings totalling 255.93 hectares (632 acres) of which 249.65 is eligible for Basic Payment. This particular farmstead at Poplar Hall comprises of arable cropping, which includes winter wheat, barley, and oilseed rape.

Proposal

This application seeks planning permission for the erection of an agricultural grain store.

Principle

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 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. The application site is located outside of any defined Development Boundary within the existing and the emerging Local Plan. Settlement development boundaries aim to restrict new development to the most sustainable sites and outside of the boundary the Local Plan generally seeks to conserve and enhance the countryside. The site is part of an existing much larger agricultural holding and for this reason the principle of an agricultural-orientated development on an agricultural site is considered acceptable, subject to the detailed consideration below.

Design & Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The building has a typically functional appearance and scale associated with the need to extend and modernise the existing grain storage facilities. The building will be constructed from fibre cement roof, steel box profile cladding and pre stressed concrete panels and in a juniper green to reflect the rural character of the area and lessen the impact upon the landscape. The proposed building would be very similar to a number of other buildings within the unit.

Agricultural Development

The Council recognises that agriculture is a vital part of the local economy, it is also acknowledged that the District's rural areas and countryside are used for certain activities that need to take place in these areas, some of which can bring about positive outcomes for the rural economy. The Council will support proposals for appropriate development in the countryside that would help strengthen the rural economy, provided detailed concerns about size, siting and design can be resolved. New buildings and associated development that is permitted on farm holdings must be of an appropriate design and scale and should not conflict with safeguarding the landscape and countryside character of the locality.

Policy EN16 states that permission will only be granted for agricultural buildings if the applicant demonstrates that the proposed development is reasonably necessary for the purposes of agriculture being carried, the design, siting, size and materials of construction, including hard surfacing, ensure that the development would not have an adverse visual impact on the local countryside, landscape character or to nature conservation interests.

Amended plans have been provided to relocate the siting of the proposed building. The building is now located to the south east of Primrose Lane however it is seen in conjunction with the other buildings on the site. Although the building is considered to be fairly large, the planning statement demonstrates the need associated with the grain storage.

The statement demonstrates that the grain storage facilities both at Poplar Hall and on the contracted farms are both restricted and out date with compared with the modern machinery used. The farm wishes to modernise its system and capability for grain storage on the farm and update its grain storage facilities to enable a higher yield of crops to be segregated after harvest. The purpose of the proposed building is that it extends and modernises the existing grain storage facilities. The roller shutter doors enables grain and other arable crops to be efficiently tipped by modern tractors and trailers onto the floor of the building; there will be provision for the segregation of the different crops grown by the farming business and there is greater flexibility for storage regarding crop types, crop varieties and crop specifications / grades. The grain store will enable the collaboration between local farmers to blend quantities of wheat with varying characteristics to provide average samples which will result in fewer deductions made to the final price thus improving profitability and farm viability.

There are no trees or other vegetation on the site of the amended position for the agricultural grain store. Therefore, as with the earlier position the proposed development will not adversely affect any significant trees or other important vegetation. The revised location of the agricultural grain store is better because it is in a position where it is more closely associated with existing farm building. It is in a less visually prominent location.

The store will be situated close to existing agricultural buildings and will be relatively well associated with the existing structures.

Impact to Neighbouring Amenities

The NPPF, at paragraph 17 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the

Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The nearest neighbour is Lodge Cottage to the north east of the application site. However, given the distance and the existing vegetation along the application site, it is considered that the proposal will not cause any harm to neighbouring amenities.

Highway Safety

Essex Highways Authority have been consulted on this application and have stated that no site visit was undertaken in conjunction with this planning application. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image dated March 2010. It is noted that the amended proposal will see the grain store located within the boundary of the farm. Access to the building will be from the existing vehicular access off Primrose Lane into the farm. Tractors and trailers will still be able to pull clear of the highway when entering the farm preventing any congestion or interruption to the flow of traffic. Therefore, the highway authority have no objection subject to conditions relating to visibility plays, vehicular turning facility, building materials and boundary planting.

Other Considerations

Ramsey and Parkeston Parish Council have not commented on this application.

One letter of objection has been received raising the following concerns:

- Harwich Society has concerns over the visual impact of the proposed grain store in the countryside setting.
- Concerns that the proposed building will be sited in an open field

In response to the above concern, amended plans have been provided to relocate the building within the farm holding.

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:

Amended Proposed Elevations - Scanned 25 March 21

Amended Proposed Site and Block Plan - Scanned 25 March 21

Landscaping Specification scanned 15 Feb 21

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

- 3 There should be no obstruction above ground level within a 2.4-metre-wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety

- 4 Prior to the completion of the grain store a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority shall be constructed, 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

- 5 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety

8. **Informatives**

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highways

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3: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area it covers and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

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
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