

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	05/06/18
Planning Development Manager authorisation:	AN	14/6/18
Admin checks / despatch completed	KNE EB	21/06/18. 21/06/18

**Application:** 18/00489/FUL **Town / Parish:** Bradfield Parish Council

**Applicant:** Mr Peter Schwier

**Address:** Bradfield Hall Steam Mill Road Bradfield

**Development:** Proposed extension to an existing agricultural building for the purpose of potato storage.

### 1. Town / Parish Council

Bradfield Parish Council      No comment.

### 2. Consultation Responses

ECC Highways Dept      The Highway Authority has assessed the details of this application and does not wish to raise any objections

### 3. Planning History

01/02161/FUL	Erection of portal framed agricultural potato store.	Approved	08.02.2002
99/00041/FUL	Construction of cart lodge and storage accommodation all ancillary to the use of the farm	Approved	02.03.1999
99/00485/AGRIC	Extension to farm building.	Determination	28.04.1999
03/00667/FUL	Erection of a portal framed agricultural side extension potato store	Approved	03.06.2003
04/00076/FUL	Erection of a portal framed general purpose agricultural building.	Approved	04.03.2004
06/01027/FUL	Agricultural building to act as bulk and box potato store.	Approved	04.08.2006
75/01274/FUL	Proposed steel portal framed building	Approved	02.06.1976
76/01414/FUL	Proposed extn to existing general purpose farm building	Approved	25.01.1977
84/00844/FUL	Extn and office for private and business use	Approved	04.09.1984

78/00549/FUL	Proposed covered cattle yard	Approved	29.05.1978
76/01400/OUT	Recreation ground with parking sports facilities	Approved	01.02.1977
78/01179/FUL	Village hall	Approved	12.12.1978

#### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

EN1 Landscape Character

EN16 Agricultural and Related Development

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

PPL3 The Rural Landscape

SPL3 Sustainable Design

#### Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF 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 216 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 16<sup>th</sup> June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. 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 216 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 site is located on the southern side of Steam Mill Road within the parish of Bradfield. The site is located within a relatively rural area, with little built form within the immediate surrounding region and large areas of agricultural land to all sides; however Bradfield Hall itself comprises a number of agricultural buildings, whilst there is residential development to the north-east. The site is located outside of the settlement development boundary of Wix within both the

### Proposal

This application proposes the extension of an existing agricultural building for the storage of potatoes. The extension to the existing building is to measure 10.1 metres in height, 30.8 metres in width and 61 metres in depth, and will be constructed with grey steel box profile sheeting, concrete panel walls and grey fibre cement roofing.

Appraisal:

### Principle of Development

Policy EN16 of the Adopted Local Plan states planning permission will only be granted for agricultural buildings if:

a) the applicant demonstrates that the proposed development is reasonably necessary for the purposes of agriculture being carried out, or to be carried out, on that holding; and

The applicant has detailed that there has been a recent change in the method of potato storage from bulk to boxed storage due to the damage inflicted on the product via bulk storage, which in turn is negatively impacting productivity. The newly adopted boxed storage approach requires an increased floor space and therefore an extension to an existing building within the farm is a sensible solution.

b) 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.

The proposed building, whilst large and visible from within the grounds of the farm, would be well set back within the site and set in amongst a cluster of existing farm buildings. Further, the proposed building would be viewed against the adjacent large agricultural storage building adjacent to the north and east, which are also of a large size and similar design to that proposed. The design proposed is of a standard agricultural design and one that is in keeping with the existing buildings present on the site, and therefore there is not considered to be detrimental visual harm as a result.

### Highways

The proposed building will be well set back within the site, and will utilise the structure of the existing agricultural building, whilst the concrete yard to the front of the proposal will be extended to allow access from the north and west of the site. There is significant room to the north of the site to accommodate necessary parking and also turning and manoeuvrability for tractors and trailers. Furthermore Essex Highways Authority have been consulted and do not raise any objections.

As such the development would not result in any adverse impacts from a highway safety viewpoint.

### Residential Amenity

The nearest residential property to the development would be approximately 500 metres from the proposed building, therefore ensuring no significant harm in terms of overlooking, loss of light or the structure appearing imposing. Furthermore, the applicant has confirmed there will not be any increase in traffic as a result of the proposal. As such the development would not result in any direct harm to local resident's amenity.

### Other Considerations

Bradfield Parish Council has not commented upon the application. No further letters of representation have been received.

## 6. Recommendation

Approval.

## 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 plans, drawing numbers 1, 2, the document titled 'Proposed Building at Bradfield Hall' and the untitled Site Location Plan.

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

## 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.