



Application No: 160605

Location: New Potts Farm, Lower Road, Peldon, Colchester, CO5 7QS

Scale (approx): NOT TO SCALE

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7.5 Case Officer: Mark Russell

Due Date: 10/05/2016

MINOR

Site: New Potts Farm, Lower Road, Peldon, Colchester, CO5 7QS

Application No: 160605

Date Received: 15 March 2016

Agent: Mr Marc Hinton, Scorpion Engineering Construction Ltd

Applicant: Mr Robert Davidson

Development: Application for a new grain store to store grain to 4m

Ward: Pyefleet

Summary of Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is a Borough Councillor.

2.0 Synopsis

- 2.1 This report describes a proposal for an agricultural building at New Potts Farm in Peldon. It is explained that this building is required as part of the working farm.
- 2.2 Consultation replies are reported and are responded to where appropriate and it is concluded that the scheme is acceptable. Approval is recommended with a planting scheme.

3.0 Site Description and Context

- 3.1 The proposal site is set amongst an existing jumble of agricultural buildings equipment and hardstanding quite remote from any other buildings. The proposed footprint of the building overlaps hardstanding, scrub and a small part of an agricultural field.
- 3.2 The site is accessed off Lower Road, via Newpotts Lane between the listed Brickhouse Farm house and its farm buildings. It is approximately one kilometre to the south, just where Newpotts Lane strikes east and becomes Sampson's Lane. The nearest dwelling is Englesbatch some 600 metres to the north.

4.0 Description of the Proposal

- 4.1 Whilst the application is described as being for a grain store, the applicant has made it clear that the use would be mixed, possibly including livestock. The building is required to replace an existing pole-barn which is located within the Sampson's Farm range of buildings to the east and is structurally unsound.

4.2 The new building would be just over ten metres in height (at ridge) with the roof sloping down gently at 12.5° to eaves at seven metres. The application title refers to the height to which the grain would be stored, not to the height of the building. The proposed area is 1,280m² (approximately 30 x 43 metres).

4.3 The proposed materials are: Concrete for the load bearing panels; Slate blue steel for the single skin cladding sheets; Natural grey reinforced fibre sheets for the roof.

5.0 Land Use Allocation

5.1 Unallocated

6.0 Relevant Planning History

6.1 None

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National planning Policy Framework (NPPF) must also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character
ENV1 - Environment
ENV2 - Rural Communities

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity
DP8 Agricultural Development and Diversification

7.4 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

- External Materials in New Developments
- Winstred Hundred Village Design Statement

8.0 Consultations

8.1 Environmental Control – no comments.

8.2 Highway Authority – sought clarification as to the amount of possible transport movements involved and the possible effect on the Highway network.

On receiving clarifications, the HA has now stated: *‘Having regard to the fact that the existing building could already generate a certain level of traffic I don’t think there will be a major issue with this proposal and therefore the Highway Authority does not wish to submit a formal recommendation.’*

In addition to the details reported above, the full text of all consultation responses is available to view on the Council’s website.

9.0 Parish Council Response

9.1 Winstred Hundred Parish Council raised no objections.

10.0 Representations

10.1 At the time of writing, no representations had been received. Any comments will be reported on the amendment sheet.

11.0 Parking Provision

11.1 n/a

12.0 Open Space Provisions

12.1 n/a

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (S106) of the Town and Country Planning Act 1990.

15.0 Report

Principle

15.1 NPPF paragraph 28 supports a prosperous rural economy and states that local authorities should “promote the development and diversification of agricultural and other land-based rural businesses.” This is carried through to our Development Policy DP8 which encourages general support for existing agricultural uses.

Design

- 15.2 The building is large-scale at 1,280m², but this is not out-of-scale with the adjacent set of buildings. The proposed design is standard fare with neutral colours that blend with the English skies and countryside. Because it is so far removed from public view (the nearest dwelling not involved with the farming enterprise being Englesbatch 600 metres distant and there being no Public Right of Way in the vicinity), it would be entirely unreasonable to request a higher specification of materials.

Landscape Impact

- 15.3 The building, in common with the existing group of buildings, is on the highest point of land. This has less impact to the north where the land is only a little lower. However, the land slopes away to the south and this gives the buildings a longer visual throw. Given that the new building is to be slightly separated from the group (by ten metres, due to the risk of fire-spread and so on), this effect would be even greater.
- 15.4 Whilst not expecting the new building to be entirely concealed, your Officer has asked the applicant to consider a planting scheme to the south to soften the impact. This can be secured by condition.

16.0 Conclusion

- 16.1 Expansion of existing farm enterprises is encouraged both nationally and locally and the visual impact of the proposal can be tolerated and ameliorated with planting. The scheme is, therefore, recommended for approval.

17.0 Recommendation

- 17.1 APPROVE subject to the following conditions

18.0 Conditions

1 - Time Limit for Full Permissions

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 - *Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 11677 Planning Elevation Revision A, Planning Plan Revision A and Proposed Maps Revision A.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3 - Non-Standard Condition/Reason

The applicant shall submit a planting scheme (including details of maintenance) to the south of the building hereby approved to the satisfaction of the Local Planning Authority and this scheme shall be planted in the first available season after substantial completion of the development.

Reason: In order to ensure that there is a sufficient softening of the building in the interests of visual amenity.

19.0 Informatives

(1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

20.0 Positivity Statement

- 20.1 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 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.