



Application No: 160990

Location: R Davidson & Son, Brickhouse Farm, Lower Road, Peldon, Colchester, CO5 7QR

Scale (approx): 1:5000

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7.10 Case Officer: Eleanor Moss Due Date: 08/07/2016

MINOR OTHER

Site: Brickhouse Farm, Lower Road, Peldon, Colchester, CO5 7QR

Application No: 160990

Date Received: 13 May 2016

Agent: Mr Marc Hinton

Applicant: Mr Robert Davidson

Development: General purpose extension to existing farm building to include self-contained and sectioned off wash down area.

Ward: Mersea and 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.

3.0 Site Description and Context

- 3.1 The proposal site is set amongst an existing range 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 This application seeks planning permission for the erection of an agricultural which matches and continues the existing range of agricultural buildings. The application form has described the use of this building as general purpose.

4.2 The new building would be 7.9 metres in height (at ridge) with the roof sloping down to an eaves height of 5.8 metres. The proposed building measures 46.2 metres deep by 15.2 metres deep, this creating a footprint of 647.5m², which is in keeping with the existing range of buildings.

4.3 The proposed materials are typical for a building of this nature and are in keeping with the existing buildings on site.

5.0 Land Use Allocation

5.1 Unallocated

6.0 Relevant Planning History

6.1 160605 - Application for a new grain store to store grain to 4m.
Approved 3rd May 2016

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 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

7.5 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 Highways Authority – No comments

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 The Parish Council have stated the following:

- 9.1 Winstred Hundred Parish Council declines to comment on application no. 160990 owing to the fact that the applicant is known by all and will leave it to the professionals.

10.0 Representations

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

The full text of all of the representations received is available to view on the Council's website.

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

- 15.1 Principle: 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.

15.2 Design: The building is large scale at 647m², but this is not out-of-scale with the adjacent set of agricultural buildings. The proposed design is standard fare with neutral colours that blend with the rural and agricultural nature. 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.

15.3 Landscape Impact: 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.

16.0 Conclusion

16.1 Expansion of existing farm enterprises is encouraged both nationally and locally and the visual impact of the proposal is acceptable. The scheme is, therefore, recommended for approval.

17.0 Recommendation

17.1 APPROVE subject to the following conditions

18.0 Positivity 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.

19.0 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 Number 11677/Planning Revision A dated March 2016

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

20.0 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.

(2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

(3) ZTA - Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either before you commence the development or before you occupy the development. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission. Please pay particular attention to these requirements.