

Item No. 9

APPLICATION NUMBER	CB/17/04334/FULL
LOCATION	Caldecote House Farm, 8 Caldecote Green, Upper Caldecote, Biggleswade, SG18 9BX
PROPOSAL	Proposed Staff Accommodation
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Martin Plummer
DATE REGISTERED	09 October 2017
EXPIRY DATE	04 December 2017
APPLICANT	Maudlin G J & Sons
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr C Maudlin
RECOMMENDED DECISION	Full Application - Approval

Site Location:

The site is located to the rear of number 7c Caldecote Green and to the east of a collection of farm buildings. Access to the site is gained through the courtyard of those farm buildings via an access to the south of site. The site forms a grassed area of approximately 750 square metres and is bordered with mature hedgerow and farm buildings. To the north of the site are residential dwellings.

The Application:

Planning permission is sought for the erection of a single storey dwelling to be used by agricultural workers. The proposed building has a footprint of approximately 80 sqm and comprises of a shallow pitched roof (maximum height to ridge of 3.5 metres) with vertical boarding and a metal roof. The plans indicate a small turning head and parking for two vehicles within the application site. Internally the proposed dwelling incorporates an open plan living and kitchen area and two bedrooms.

A supporting statement accompanies the application which explains the agricultural operation of land within the applicants control and the reliance of irrigation in the farms agricultural processes. Management of irrigation of crops is important to meet market demands (in terms of quality of produce). Irrigation use varies depending on a number of factors with night-time irrigation favoured as less water is lost via evaporation compared with day-time irrigation. Agricultural works are required as part of the management of the farms irrigation which requires un-social hours of working and need to be located within the farm to deal with any issues with the irrigation system which might arise.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

DM3 High Quality Development
DM4 Development Within and Beyond Settlement Envelopes

Local Plan

The Council is currently consulting on its Draft Local Plan (Regulation 18). The Plan outlines the overarching strategy for growth and also sets out more detailed policies which will be used to determine planning applications. A substantial volume of evidence gathered over a number of years supports this document. These technical papers are consistent with the aspirations of the National Planning Policy Framework and therefore will remain on the Council's website as material considerations, which will, along with the direction of travel of the Local Plan, inform development management decisions.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History: None

Consultees:

Northill Parish Council None received

Other Representations:

Neighbours None received

Determining Issues:

The main considerations of the application are;

1. Principle
2. Affect on the Character and Appearance of the Area
3. The Historic Environment
4. Neighbouring Amenity
5. Highway Considerations
6. Other Considerations

Considerations

1. Principle

- 1.1 The site is located outside of the settlement boundary of Upper Caldecote as defined in the Development Plan. Policy DM4 of the Core Strategy Development Management Policies sets out certain criteria for development beyond settlement envelopes which does not include new residential development. The development proposal is therefore contrary to policy DM4 of Development Plan.
- 1.2 The site is located within open countryside and paragraph 55 of the NPPF sets out that isolated housing should be avoided except where there is the essential need for a rural worker to live permanently at or near their place of work in the countryside.

- 1.3 Members will be aware that the NPPF replaced previous Planning Policy Statements and Guidance including PPS7 (Planning Policy Statement 7) - Sustainable Development in Rural Areas. Whilst PPS7 has therefore been replaced by the NPPF, the assessment criteria of agricultural workers dwellings as set out in this Policy Statement are used by Planning Professionals and Planning Inspectors. Annex A of PPS7 includes a range of detailed criteria which needs to be satisfied in respect of agricultural workers dwellings including *inter alia*, a clear functional need (to establish that it is essential for the proper functioning of the enterprise for agricultural workers to be readily available most times) and such a functional need cannot be fulfilled by another existing dwelling on the agricultural unit or any other existing accommodation in the area.
- 1.4 Some supporting information has been submitted with the application however, it has not been fully demonstrated that it is essential for agricultural workers to be readily available at most times which cannot be fulfilled by existing dwellings within the area. The proposal does not therefore fully satisfy the above mentioned criteria of paragraph 55.
- 1.5 The Council have identified and demonstrated in the latest Annual Monitoring Report a five year supply of housing. Accordingly, having regard to paragraph 49 of the NPPF, the Council's policies regarding housing supply (including DM4 referred to above) are considered to be up to date and the policy test in paragraph 14 of the NPPF to consider whether any 'adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits' is not therefore triggered. However, the aforementioned paragraph of the NPPF sets out that there is a presumption in favour of sustainable development, which should be seen as the golden thread running through decision-taking. Notwithstanding the above issue identified with the conflict with paragraph 55 of the NPPF, the determining consideration in respect of this development proposal relates to whether or not the development is sustainable.

2. Sustainable development

2.1 Economic dimension

In terms of the economic dimension, the development will have benefit in the short term associated with the construction phase of implementing the development. In the medium – long term, future occupiers of the development may also help support existing local facilities in the settlement.

- 2.2 The provision of a dwelling for agricultural workers will, in addition, have benefit to the rural economy in terms of the way in which workers will support the existing business.

2.3 Social dimension

The social dimension of sustainable development relates mainly to the provision of a dwelling - the provision of a single dwelling does not weigh significantly in favour of the proposal in terms of the limited impact in maintaining housing supply.

2.4 Environmental dimension

This dimension incorporates a range of planning considerations which are discussed in more detail below. However, none of the issues identified raise

significant or harmful impact in terms of this dimension. The site is considered to be within reasonable walking and cycling distance to the range of services and amenities in the settlement of Upper Caldecote together with access to sustainable modes of transport to nearby larger settlements.

3. Character and appearance

3.1 Whilst the site is located outside of the settlement boundary and within the countryside, the site forms a close relationship with built form associated with farm buildings and other built form within Caldecote Green. The proposed dwelling is modest in terms of its height and proportions and, together with existing boundary treatment, will not appear overly dominant or out of character in the context of its siting and positioning in relation to existing buildings.

3.2 The design is simple and utilitarian utilising a mixture of traditional materials and simple building techniques. The design in this respect, is appropriate to its context and is considered to be high quality in elevation and layout terms in accordance with policy DM3 of the Core Strategy and Development Management Policies.

4. The Historic Environment

4.1 There are a two listed buildings to the north east and north west of the application site (Caldecote House and 5, 6 and 7 Caldecote Green) and consideration is required to be given to ensuring that setting of those listed buildings is preserved. Having regard to the distance and relationship between the proposed dwelling and those heritage assets (with other built form in-between) it is considered that there will be less than substantial harm to the setting of those heritage assets. Public benefits are identified in respect of the way in which the development will support the existing agricultural operation in the production of food. Having regard to those considerations the setting of the designated heritage assets would therefore be preserved.

5. Neighbour amenity

5.1 The proposed dwelling is 18.9 metres to the south of the neighbour, 7c Caldecote Green which is within the 21 metre distance required in the Design Guide. However, given the modest proportions and height of the proposed dwelling noted above, together with its siting, it is not considered that there will be any significant harm to the living conditions of this neighbour.

5.2 Consideration has been given to the impact on an approved (but not yet implemented dwelling) between 7a and 7c Caldcote Green (LPA reference CB/17/05772/OUT). Reserved matters have not yet been approved in relation to that development but, in any event, for the reasons previously identified in regard to the relationship with 7c Caldecote Green, it is not considered that there will be any significant harm to the living conditions of this future dwelling or any other neighbouring property to the north of the application site.

6. Highway considerations

6.1 The development will utilise existing access via the farmyard to the west of the site and the provision of a single dwelling is not likely to result in significant or harmful levels of traffic movements which would reflect a severe impact in NPPF terms.

7. Other Considerations

7.1 Given the submissions made above in respect of the sustainable nature of the development proposal, a planning condition restricting the use of the building for agricultural workers is not considered to be necessary, in this case.

7.2 **Human Rights issues:** None identified

7.3 **Equality Act 2010:** None identified
Recommendation:

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans, numbers 17.029.OSmap and 17.29.01A.

Reason: To identify the approved plan/s and to avoid doubt.

INFORMATIVE NOTES TO APPLICANT

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 6, Article 35

Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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