

Item No. 10

APPLICATION NUMBER	CB/17/06001/FULL
LOCATION	Water Lane Farm, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BP
PROPOSAL	The construction of two agricultural barns
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Martin Plummer
DATE REGISTERED	19 December 2017
EXPIRY DATE	13 February 2018
APPLICANT	Maudlin G J & Sons
AGENT	Richard Beaty (Building Design) Limited
REASON FOR COMMITTEE TO DETERMINE	Applicant is related to Cllr Maudlin
RECOMMENDED DECISION	Full Application - Recommended for Approval

Reason for Recommendation

The application proposes an appropriate form of development in the open countryside which is acceptable in terms of the impact on the character and appearance of the site, surroundings, neighbour amenity impact and highway access. The development therefore accords with policies DM3 and DM4 of the Development Plan.

Site Location:

The application site comprises a collection of agricultural barns and farmhouse which are surrounded by open agricultural land and paddocks. The site is located to the south of the settlement of Upper Caldecote and is accessed via Waterman Lane to the north of the site. A public right of way runs from Water Lane in a southerly direction through the application site. The site is not located within the Upper Caldecote Settlement Envelope.

The Application:

Full Planning permission is sought for two new agricultural barns. To the east of the site are two small barns which this application proposes to replace with a larger barn. To the south of the site is various outside storage and containers used in association with the farming operation. This application proposed to replace that outside storage area and containers with a new agricultural building.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Section 7 - Requiring good design

Core Strategy and Development Management Policies - North 2009

CS14 - High Quality Design

DM3 - High Quality Design

DM4 - Development Within and Beyond Settlement Envelopes

DM12 - Horticulture & Redundant Agricultural Sites

DM14 - Landscape and Woodland

DM15 - Biodiversity

The Central Bedfordshire Pre-Submission Local Plan

Section 38(6) of The Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan currently consists of the South Bedfordshire Local Plan Review (2004), the Core Strategy and Development Management Policies Development Plan (2009) and the Minerals and Waste Local Plan; Strategic Sites and Policies (2014). The National Planning Policy Framework (2012) must be taken into account in the preparation of local and neighbourhood plans and is a material planning consideration in planning decisions.

The Central Bedfordshire Local Plan has reached pre-submission stage and is out for consultation in accordance with regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 until 22nd February 2018.

The National Planning Policy Framework (paragraph 216) stipulates that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans unless material considerations indicate otherwise.

The apportionment of this weight is subject to:-

- the stage of preparation of the emerging plan;
- the extent to which there are unresolved objections to relevant policies;
- the degree of consistency of the relevant policies in the emerging plan to the policies in the Framework.

In summary it is therefore considered that reference should be made to the emerging plan but limited weight should be applied to the Central Bedfordshire Pre-Submission Local Plan taking into account its stage of preparation, the level of consistency with the Framework and acknowledging that the draft site allocations have not yet been subject to statutory public consultation. Where there are site specific Pre-Submission Local Plan policies these will be acknowledged for those specific applications on this agenda.

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

None relevant

Consultees:

Parish/Town Council	Recommends approval.
Highway Officer	No objections.
Pollution Officer	No comment.
Drainage Board	No comment.

Other Representations:

Neighbours	None received.
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Determining Issues:

The main considerations of the application are;

- 1. Principle**
- 2. Affect on the Character and Appearance of the Area**
- 3. Neighbouring Amenity**
- 4. Highway Considerations**
- 5. Other Considerations**

Considerations

1. Principle

- 1.1 The site is located outside the settlement envelope of Upper Caldecote and therefore within open countryside. However, the provision of agricultural development within such a location is considered to be acceptable, in principle having regard to policy DM4 of the Development Plan.

2. Affect on the Character and Appearance of the Area

- 2.1 The site forms a collection of rural buildings located in a countryside setting. Existing buildings within the site have a traditional appearance with brick plinths, horizontal boarding and pitched roofs with tiles. There are clear views of the application site from Waterman Lane to the north and the public right of way which runs through the site. The proposed buildings are well consolidated with the existing built form of the farm setting and will retain the agricultural character and form of the site through the use of similar materials and design to the existing buildings on the site. The proposed buildings are significantly larger in terms of volume and height to the existing traditionally proportioned buildings on the site – however, this is not uncommon in modern farming practice where large buildings are required to facilitate larger farm machinery, equipment and farm produce. The proposed development will not result in significant harm to the open countryside location and the development will ensure that the traditional farm character is retained.

3. Neighbouring Amenity

Having regard to the siting and significant distance between the proposed development in relation to existing neighbouring properties within Upper Caldecote and the development site to the north east, it is not considered that there will be any significant harm to the living conditions of any existing or future

neighbouring dwellings.

4. **Highway considerations**

No representations have been received from consultees in respect of the impact on highway safety or the public right of way to the north of the site. The site is accessed from Water Lane to the north of the site where there is considered to be adequate access for farm traffic and users of the public right of way.

Recommendation:

That Planning Permission be APPROVED 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 complete accordance with the details shown on the submitted plans, numbers 17.43.OSmap, 17.43.01B.

Reason: To identify the approved plans and to avoid doubt.

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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