

**Item No. 10****SCHEDULE C**

<b>APPLICATION NUMBER</b>	<b>CB/11/01079/FULL</b>
<b>LOCATION</b>	<b>Ickwell Fields, Ickwell Road, Upper Caldecote</b>
<b>PROPOSAL</b>	<b>Erection of 2No agricultural storage buildings</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Clare Golden</b>
<b>DATE REGISTERED</b>	<b>21 July 2011</b>
<b>EXPIRY DATE</b>	<b>15 September 2011</b>
<b>APPLICANT</b>	<b>Mr Maudlin</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>The Applicant is related to a Member of the Council  Full Application - Granted</b>

**Site Location:**

The application site is known as Ickwell Fields and comprises a two storey, detached agricultural dwelling and adjacent open fields. The site is located to the north of Ickwell Road, which links Ickwell with Upper Caldecote to the east.

The site is accessed by an entrance drive into the site from Ickwell Road.

The site is located outside of a settlement envelope and thus within the open countryside.

**The Application:**

This application seeks permission for the erection of two agricultural storage buildings to be used to store hay, straw and machinery, with the future potential for storing live stock. Both buildings would be located against the eastern side boundary which abuts a farm track. The first building would measure 9.9metres in width, 13.4metres in depth and 3.6metres in height to the eaves and 4.5metres to the ridge. The proposed building to be sited behind the first building would have a width of 14metres, 27.1metres in depth and 4.1metres in height to the eaves and 4.7metres to the ridge. Both buildings would be clad in brown vertical line composite cladding with light grey coated steel roofs.

The proposed buildings would be accessed by the existing entrance into the site, to the south off Ickwell Road.

**RELEVANT POLICIES:****National Policies (PPG & PPS)**

PPS1 Delivering sustainable development

PPS7 Delivering sustainable development in rural areas  
PPS25 Development and Flood Risk

## **Regional Spatial Strategy**

East of England Plan (May 2008)

## **Central Bedfordshire Adopted Core Strategy, Development Management Policies, 2009**

CS16: Landscape and Woodland

DM3: High Quality Development

DM14: Landscape and woodland

## **Supplementary Planning Guidance**

Design in Central Bedfordshire - Adopted Supplementary Planning Document, 2010  
Mid Bedfordshire Landscape Character Appraisal, 2007

## **Planning History**

98/01787/RM	Erection of detached dwelling for use with existing stud farm
98/00193/FA	Retention of mobile homes for stockman
98/00005/OA	Outline application for erection of detached dwelling for use with existing stud farm
93/00955/FA	Variation of condition 5 attached to planning permission 90/001030 (extension of time) for retention of mobile home

## **Representations: (Parish & Neighbours)**

Parish/Town Council      No comments received.

Neighbours                No comments received.

## **Consultations/Publicity responses**

Public Protection	No comments.
Internal Drainage Board	No objection subject to details of the means of storm water disposal to be controlled by a condition.
Environment Agency	Support the findings of the Internal Drainage Board.

## **Determining Issues**

The main considerations of the application are:

1. The principle of the development
2. The impact on the visual amenities of the surrounding area
3. The impact on residential amenity
4. Other material considerations

## **Considerations**

### **1. The principle of the development**

The site currently has no storage facilities and the proposed buildings would be used for the storage of hay, straw and machinery. It is also foreseen that livestock will be farmed on and around the Ickwell Fields site, which could also be accommodated within the proposed buildings.

The requirement and use of the buildings is considered to be appropriate in such a rural location, being clearly related to the use of the land and agricultural dwelling.

The principle of the erection of two agricultural buildings on this site is therefore considered to be acceptable in principle under subject to minimising the visual impact of the building in accordance with Policies CS16, DM3 of the Adopted Core Strategy, Development Management Policies and PPS7.

### **2. The impact on the visual amenities of the surrounding area**

The application site lies within the Lower Ivel Valley which in landscape terms, is characterised as an open, shallow valley, with views of the Greenland Ridge forming a rural backdrop. Large and medium sized fields of arable and pasture are bounded by ditches and hedgerows. This area is intersected by major and minor transport corridors. The application site is reflective of this character, located adjacent to a main road and surrounded by open fields, enclosed by hedgerow.

The application site is located within a descent when viewed from the east on the approach from Upper Caldecote. Tall mixed species hedgerow further screens the site along the east boundary, which would limit views of the proposed building from Ickwell Road. Each building would also be lower in height than the dwelling on the site which would screen much of the new buildings from views along Ickwell Road from the west.

Whilst both buildings are relatively large, they would be partially screened by the existing landscaping and the proposed colours which are very neutral tones, would assist to reduce their prominence in the site.

The proposed buildings are therefore considered to be appropriate in scale and design to their setting and would not have an adverse impact on important landscape features, and thus would comply with the requirements of Policies CS16, DM3, and DM14 of the Adopted Core Strategy, Development Management Policies and guidance in the Council's Design Guide.

### **3. The impact on residential amenity**

By virtue of the separation distance between the application site and closest residential properties, (260metres), the proposal will not impact on the residential amenity of these properties, in accordance with Policy DM3 of the Adopted Core Strategy, Development Management Policies.

#### 4. Other material considerations

##### *Flood Risk:*

The application site lies within Flood Zone 3 wherein the principle of this 'less vulnerable' development is considered to be acceptable in accordance with PPS25: Development and Flood Risk. The Environment Agency and Internal Drainage Board do not object to the proposal, although they have asked for clarification of the means of storm water disposal to be requested by a condition.

#### **Recommendation**

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

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **Details of the storm water disposal design and construction for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

**Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding, in accordance with Policy DM3 of the Adopted Core Strategy, Development Management Policies, 2009 and PPS25: Development and Flood Risk.**

- 3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 150311/1; 150311/2; 150311/3; 150311/4; 150311/5; 150311/6; 150311/7; Flood Risk Assessment, prepared by Scott White and Hookins, dated July 2011.

Reason: For the avoidance of doubt.

#### **Reasons for Granting**

The proposal for two agricultural buildings would not have a negative impact on the character of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, is in conformity with Policies CS16, DM3 and DM14 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1, Planning Policy Statement 7, Planning Policy Statement 25, Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity

with the technical guidance Design in Central Bedfordshire, a Guide for Development, 2010 and Mid Bedfordshire Landscape Character Appraisal, 2007.

**DECISION**

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