

**Application Number: F/YR14/0319/F**  
**Minor**  
**Parish/Ward: Elm/Christchurch**  
**Date Received: 15 April 2014**  
**Expiry Date: 10 June 2014**  
**Applicant: Mr D Crockford**  
**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of an agricultural shed**  
**Location: Bankside Nursery, Rings End, Guyhirn**

**Site Area/Density: 0.089ha**

**Reason before Committee: This application is before committee given that an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.**

**1. HISTORY**

F/YR13/0734//F – Erection of 2 x 22.6m high (hub height) wind turbines with associated works– Withdrawn 14.11.2013

F/YR11/0551/F – Erection of a 4-bed single storey dwelling – Granted 08.09.2011 (Delegated decision)

F/YR11/0550/F – Erection of 2no polytunnels – Granted 07.09.2011 (Delegated decision)

F/YR09/0796/F – Erection of a 2-storey agricultural storage and packing building – Granted 02.02.2010 (Delegated decision)

**2. PLANNING POLICIES**

**2.1 National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 28: Support the sustainable growth and expansion of all types of business and enterprise in rural areas.

**2.2 Fenland Local Plan 2014:**

LP1: A Presumption in Favour of Sustainable Development

LP16: Delivering and Protecting High Quality Environments

### 3. CONSULTATIONS

- |     |  |                  |
|-----|--|------------------|
| 3.1 | <b><i>Parish/Town Council:</i></b>     | Comments awaited |
| 3.2 | <b><i>Countryside Access Team:</i></b> | Comments awaited |
| 3.3 | <b><i>Ramblers Association:</i></b>    | Comments awaited |
| 3.4 | <b><i>Neighbours:</i></b>              | None received    |

### 4. SITE DESCRIPTION

- 4.1 The site is located on the eastern side of March Road, accessed via a private roadway. The land currently forms part of the horticultural holding known as Bankside Nursery. The site is located within close proximity to the existing agricultural building, polytunnels and a bungalow which currently serve the business. The land is laid to grass and there is landscaping defining western boundary of the site, with the other boundaries remaining open.

### 5. PLANNING ASSESSMENT

- 5.1 The key considerations for this application are:
- Policy implications
  - Design, layout and residential amenity
  - Other matters

(a) Policy implications

The proposal is for an agricultural building located within a rural location and on agricultural land. In principle the development complies with the aspirations of the National Planning Policy Framework (NPPF) in that it seeks to expand a rural enterprise.

The building will be used storage of materials and machinery associated with the nursery business. Permitted development rights for proposals such as this do exist however this scheme fails to satisfy the requirements of the Town and Country Planning General Permitted Development Order 1995 (GDPO) as the size of the holding falls 0.15ha below the 5ha specified in the GPDO.

(b) Design, layout and visual amenities

The proposal is located approximately 10m away from the bungalow, thereby joining the cluster of existing buildings on site. The proposal will not be readily visible from a public viewpoint given the existing landscaping on the western boundary of the site. The impact on the visual amenities of the open countryside is therefore of no concern.

The building will have a dual pitched roof with a maximum height of 5.1m. A large vehicular doorway is included on the front elevation to allow for access for farm machinery. The proposal will be finished in materials which match the existing bungalow.

(c) Other matters

Due to the relatively small scale of the development it is unlikely that the proposal will result in an increase in vehicular activity on site and as such the existing access and parking arrangement is considered to be acceptable. The nearest residents, who are not the applicants, are located over 100m away from the proposal. With this in mind and in view of the relatively small scale of the development it is unlikely that their residential amenities will be harmed as a result of the proposal.

**6. CONCLUSION**

- 6.1 The proposal is considered to comply with policies of the Development Plan and it is therefore recommended that planning permission is granted.

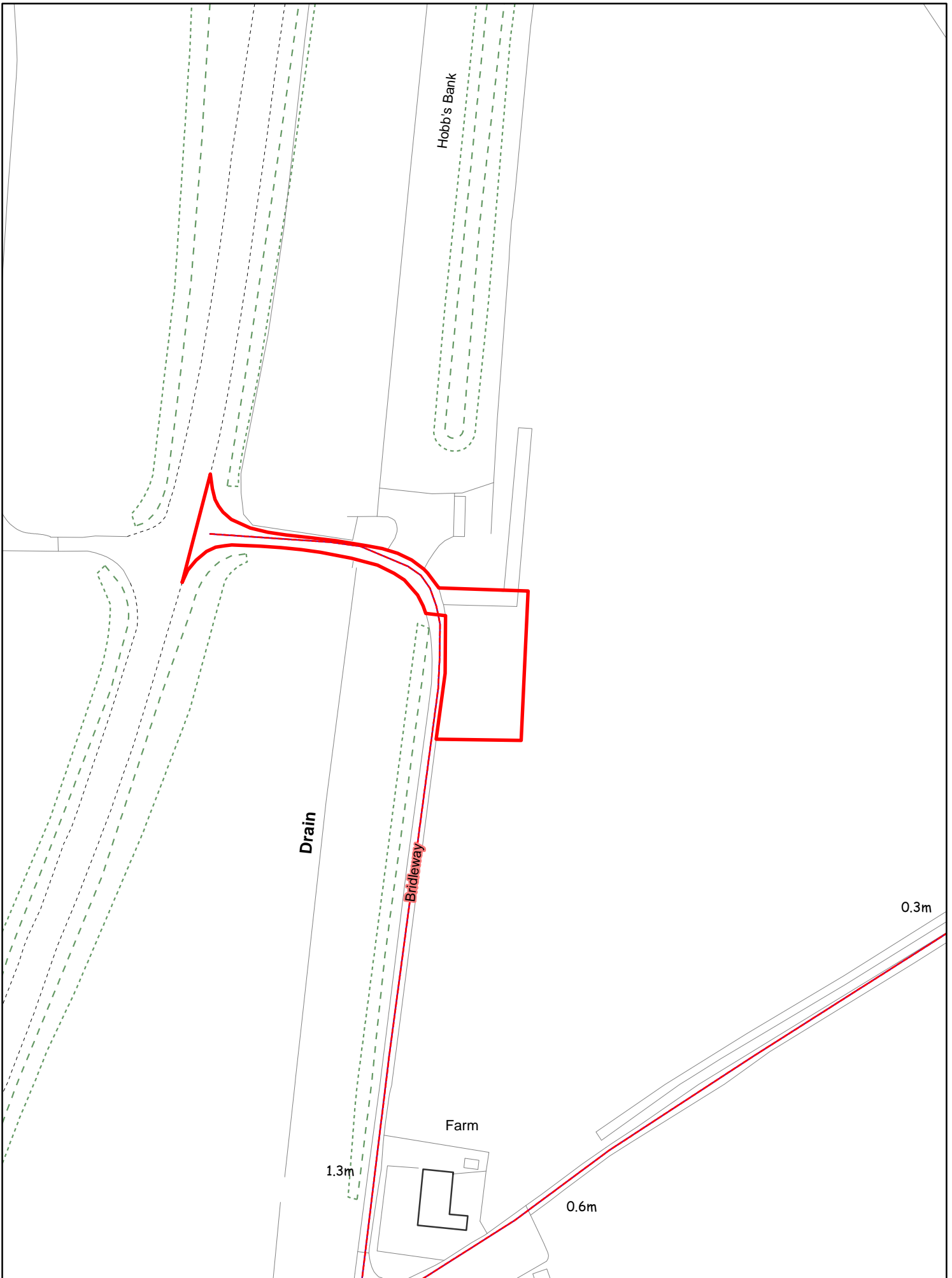
**7. RECOMMENDATION**

**Grant**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

**Reason**

**To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**



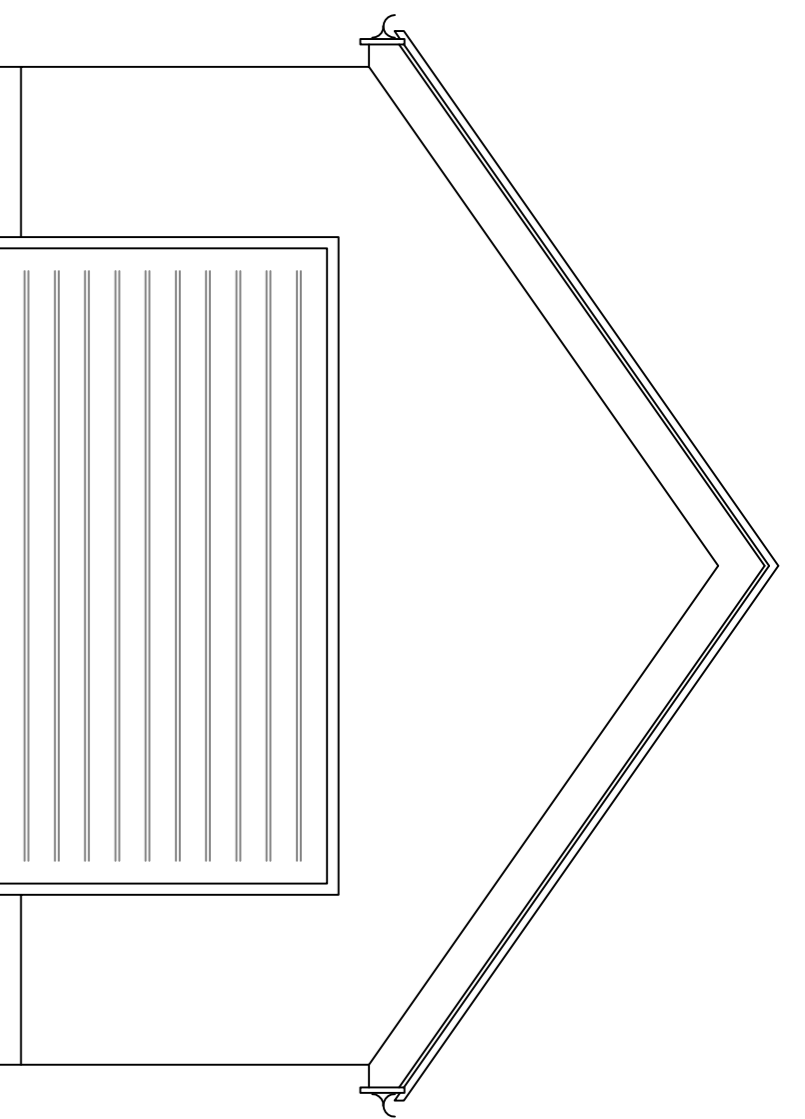
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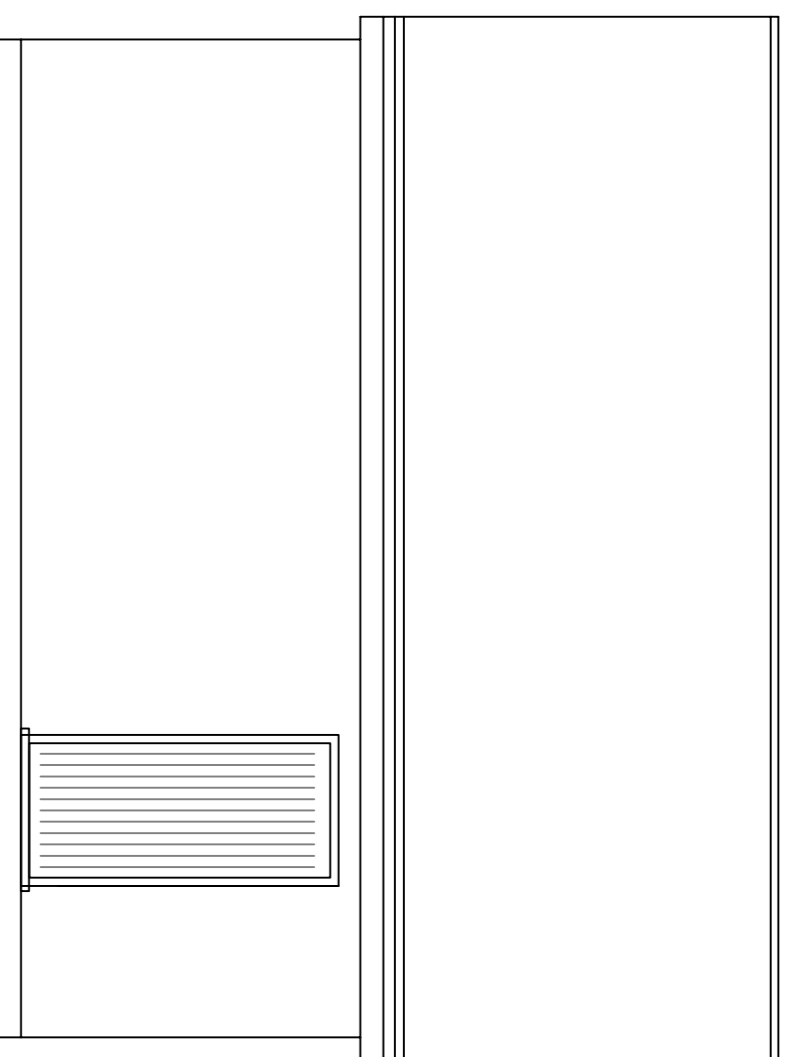
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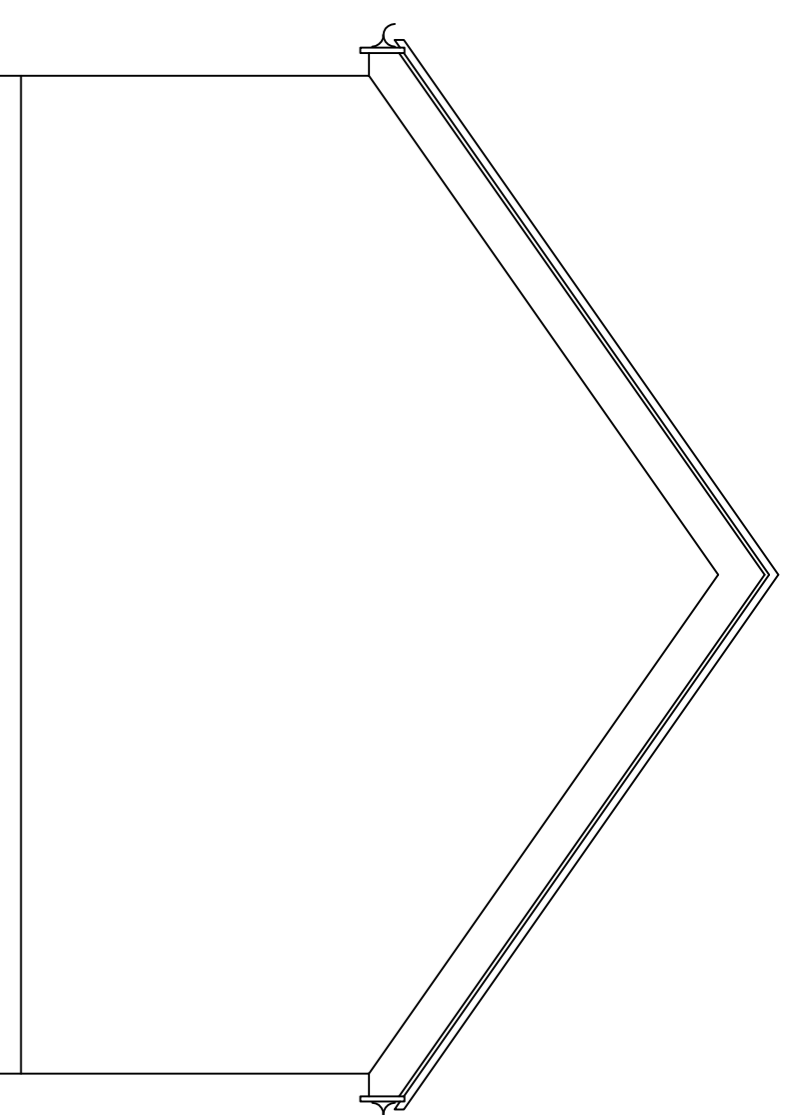




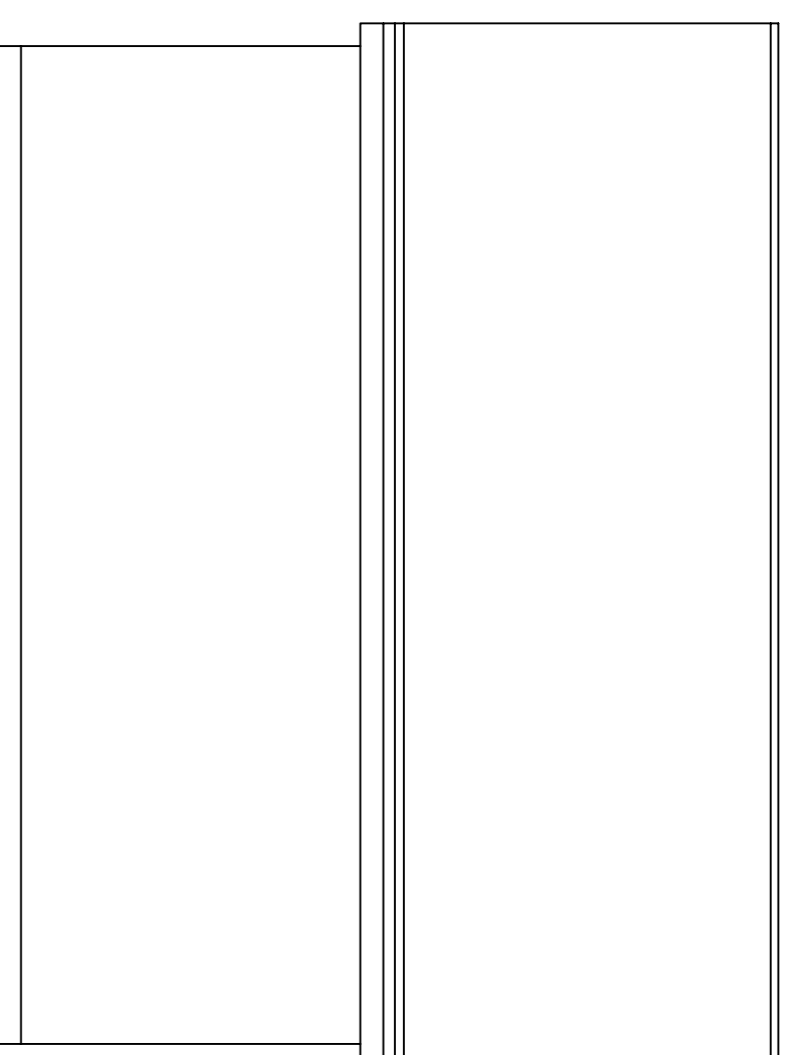
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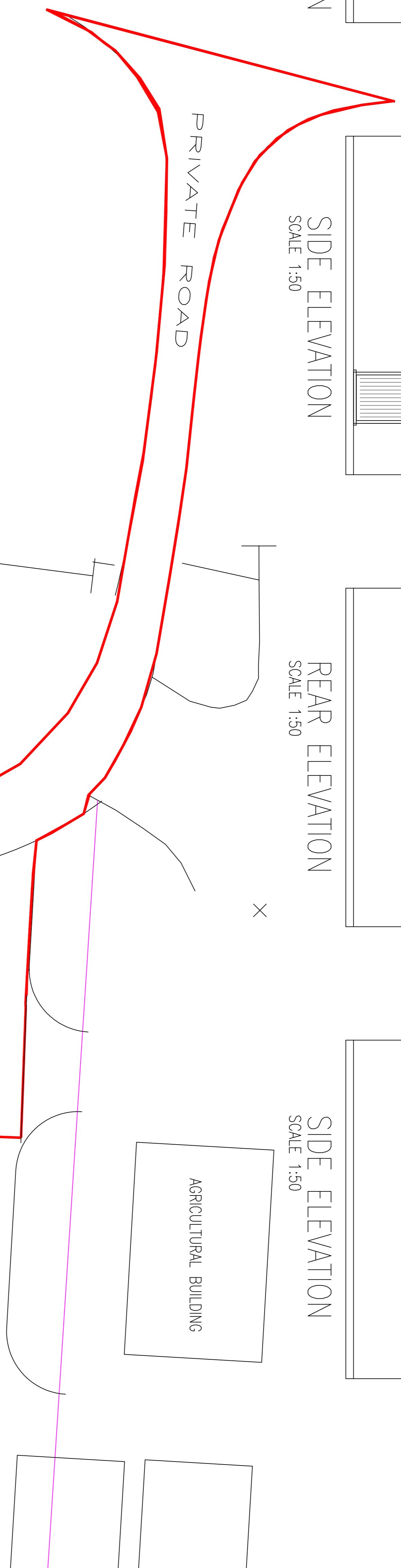
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SCALE 1:50



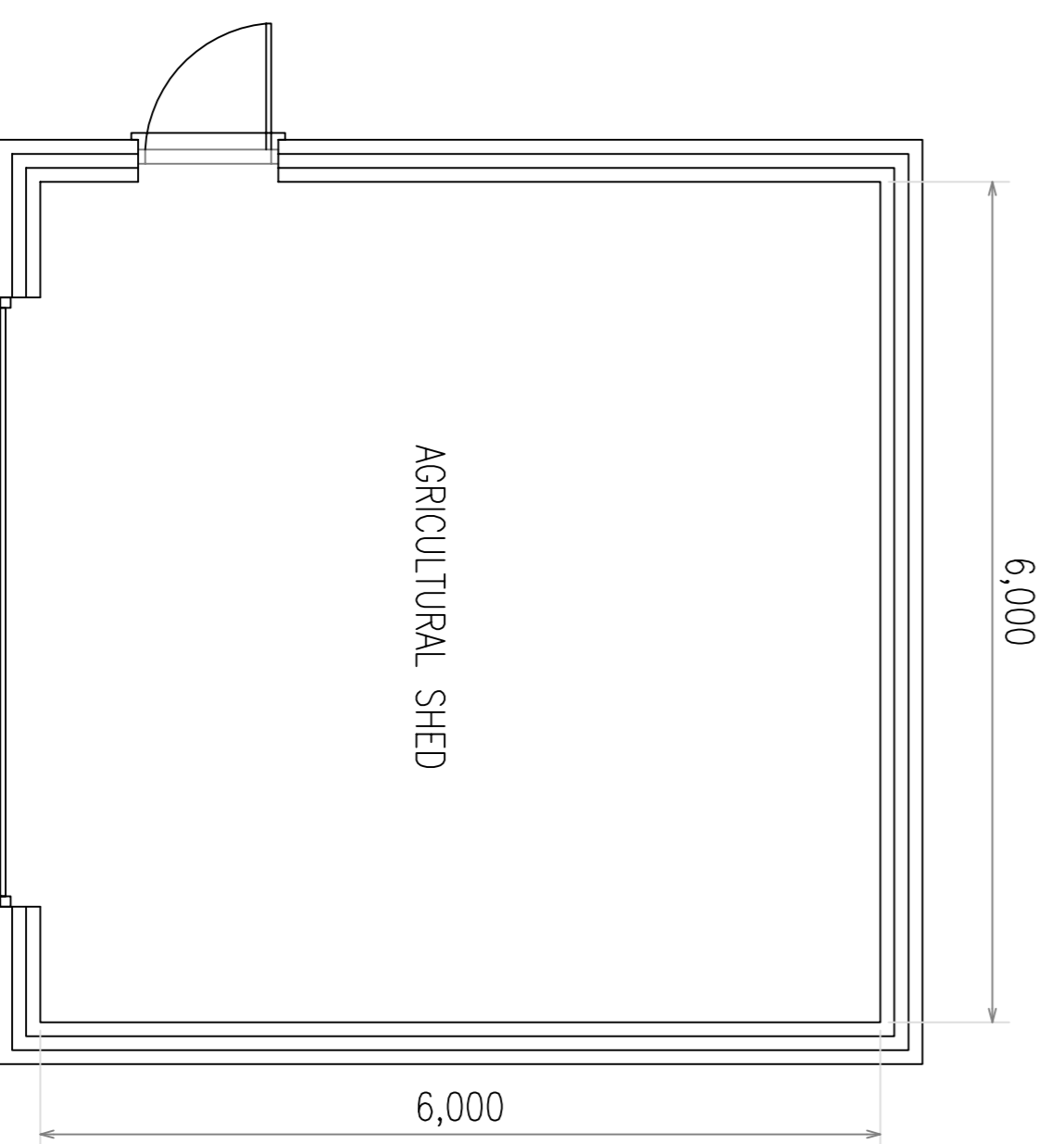
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SCALE 1:50



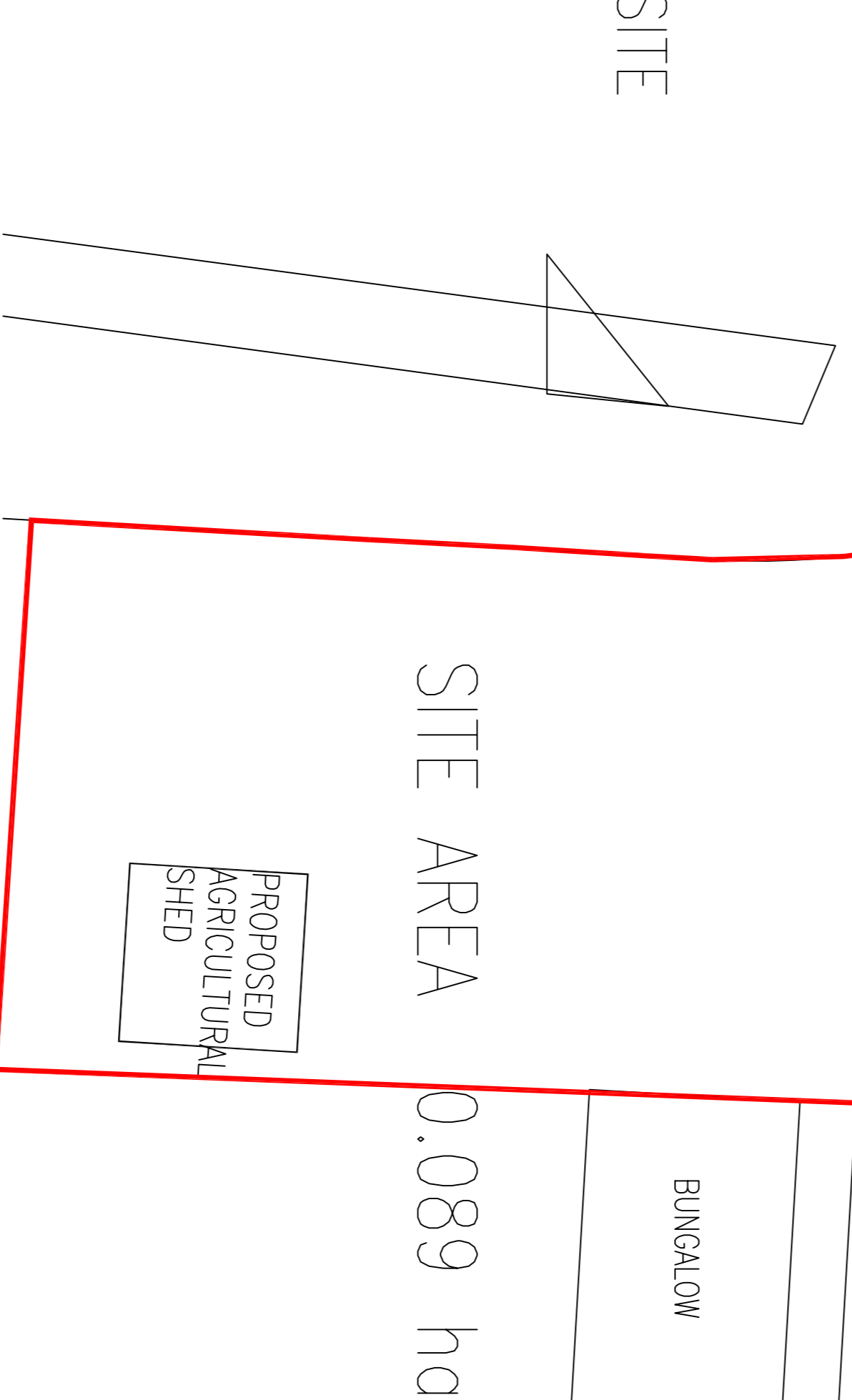
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SCALE 1:50



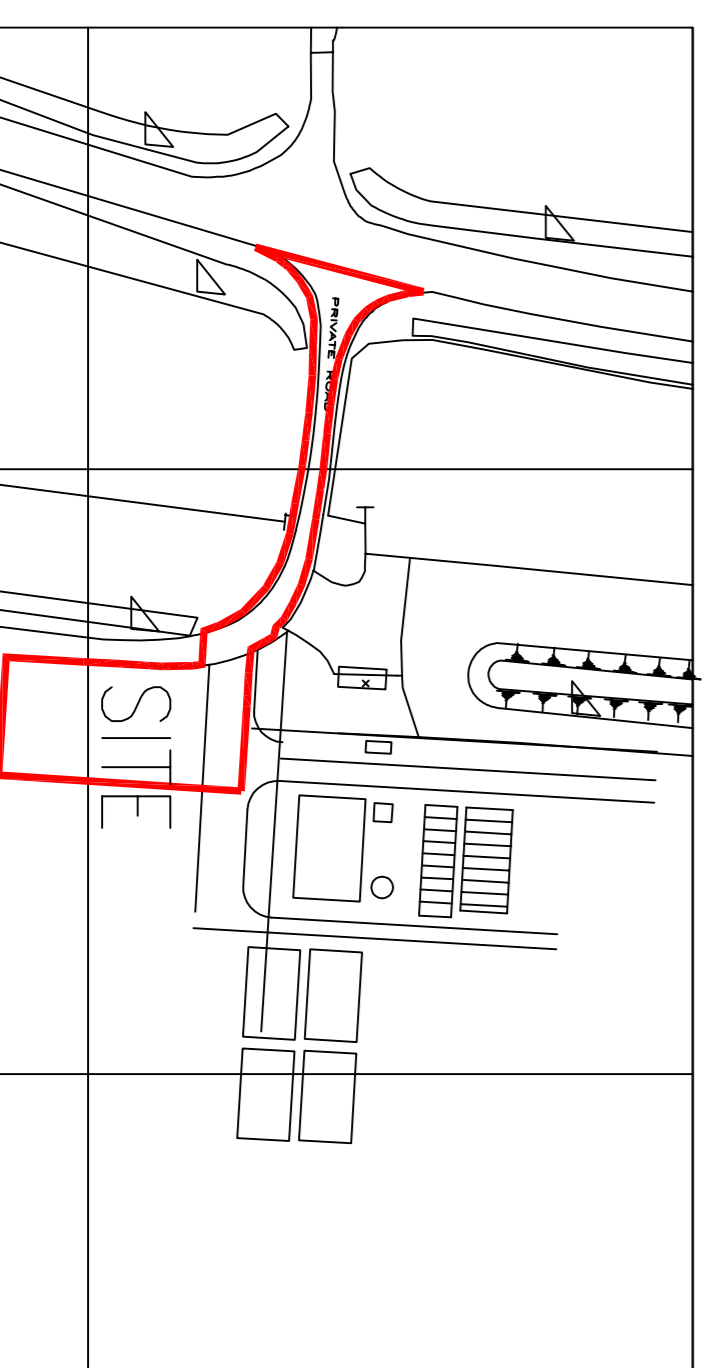
RED FACING BRICKS TO BLEND WITH EXISTING ON SITE  
BROWN CONCRETE DOUBLE PANTILES TO BLEND WITH EXISTING ON SITE



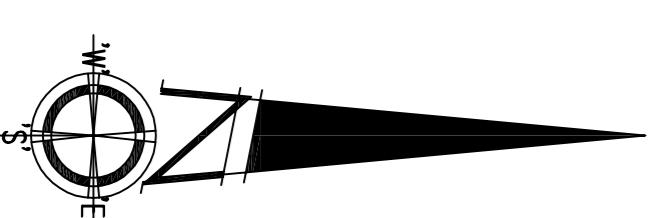
FLOOR PLAN  
SCALE 1:50



BLOCK PLAN  
SCALE 1:200



LOCATION PLAN 1:1250



Rev: Purpose: By: Date:

**DBDS**

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS  
CONCEPT 2000 05/05/2013 11:46:16  
DESIGN AND DEVELOPMENT WISBECK CAUSERS PT 3 & 4  
LTD WISBECK MARKET CROSS  
ESTABLISHED 1975 Phone: 01564 84400  
E-mail: david.broker@btinternet.com

Client: D CROCKFORD

Drawing No: 449- COMBINED PLANS ELEVS AND SITE LOCATION

Project: PROPOSED AGRICULTURAL SHED

Site: BANKSIDE NURSERIES  
KINGS END  
MARKET CROSS

Proposed:	Drawn:	Checked:
PE13-4DB	DB	
Scale:	Date:	Revision No.:
1:100	MARCH 2014	

DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. - The drawing Board Number or concept 2000 will not be held responsible for any construction works undertaken prior to approval or before approved plans are issued. - Any alterations to details or specifications may invalidate the approval and incur significant additional costs.