

**Application Number: F/YR14/0325/F**

**Minor**

**Parish/Ward: Parson Drove/Wisbech St Mary**

**Date Received: 16 April 2014**

**Expiry Date: 11 June 2014**

**Applicant: Mr M A Goat**

**Agent: Mr D Broker, David Broker Design Services**

**Proposal: Erection of an agricultural storage building, 4no polytunnels and formation of hardstanding**

**Location: Land south of Oaklands, Willock Lane, Wisbech St Mary**

**Site Area/Density: 0.11ha**

**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**

No planning history

**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 Parish/Town Council:**

Comments awaited

- 3.2 **North Level Internal Drainage Board:** No objections in principle, formal Land Drainage Consent will be required to alter the existing access culvert onto Willock Lane. Concerned that the combined run off from the polytunnels in addition to the new agricultural storage building and hardstanding will not be best served by soakaways and that problems will be experienced with surface water disposal during any heavy rainfall events.
- 3.3 **CCC Highways:** Comments awaited
- 3.4 **Neighbours:** None received

#### 4. **SITE DESCRIPTION**

- 4.1 The site is located on the western side of Willock Lane, approximately 120m from the junction with Gall's Drove. The site positioned towards the south eastern corner of a wider field and the current use of the land is agricultural. The site boundaries are open however there is a belt of landscaping within 20m of the southern boundary of the site.

#### 5. **PLANNING ASSESSMENT**

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

##### (a) Policy implications

The proposal is for an agricultural building, polytunnels and associated hardstanding 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 for storage purposes and the hardstanding will allow for the parking of vehicles. 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 below the 5ha specified in the GPDO.

##### (b) Design, layout and amenities

The proposal is of a typical scale, design and construction for its intended use. The storage building has a dual pitched roof which has a maximum height of 5.6m and it will be finished in profiled sheeting. The polytunnels will have a maximum height of 2.1m.

The structures will be positioned in close proximity to each other thereby reducing the spread of built form within the open countryside. The proposal will be prominent within its setting due to the open nature of the surroundings. However the impact of the development is not considered to be harmful to the character and appearance of the area as it is of a scale which is commensurate with the land and it is of an appearance which would typically be associated with the rural location.

There are some sporadic residential dwellings within the locality however their distance from the site, over 80m, is such that the impact of the proposal on the residential amenities associated with these dwellings is considered to be negligible.

(c) Other matters

Comments have been received from the North Level Internal Drainage Board (NLIDB) which raise no objections to the proposal however note that consent will be required to alter the existing access culvert. This consent would need to be sought by the applicant from the (NLIDB). Their comments with regard to soakaways have been noted and these have been passed to the applicant to address.

CCC Highways have been consulted and their comments with regard to access, parking and turning are awaited.

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.

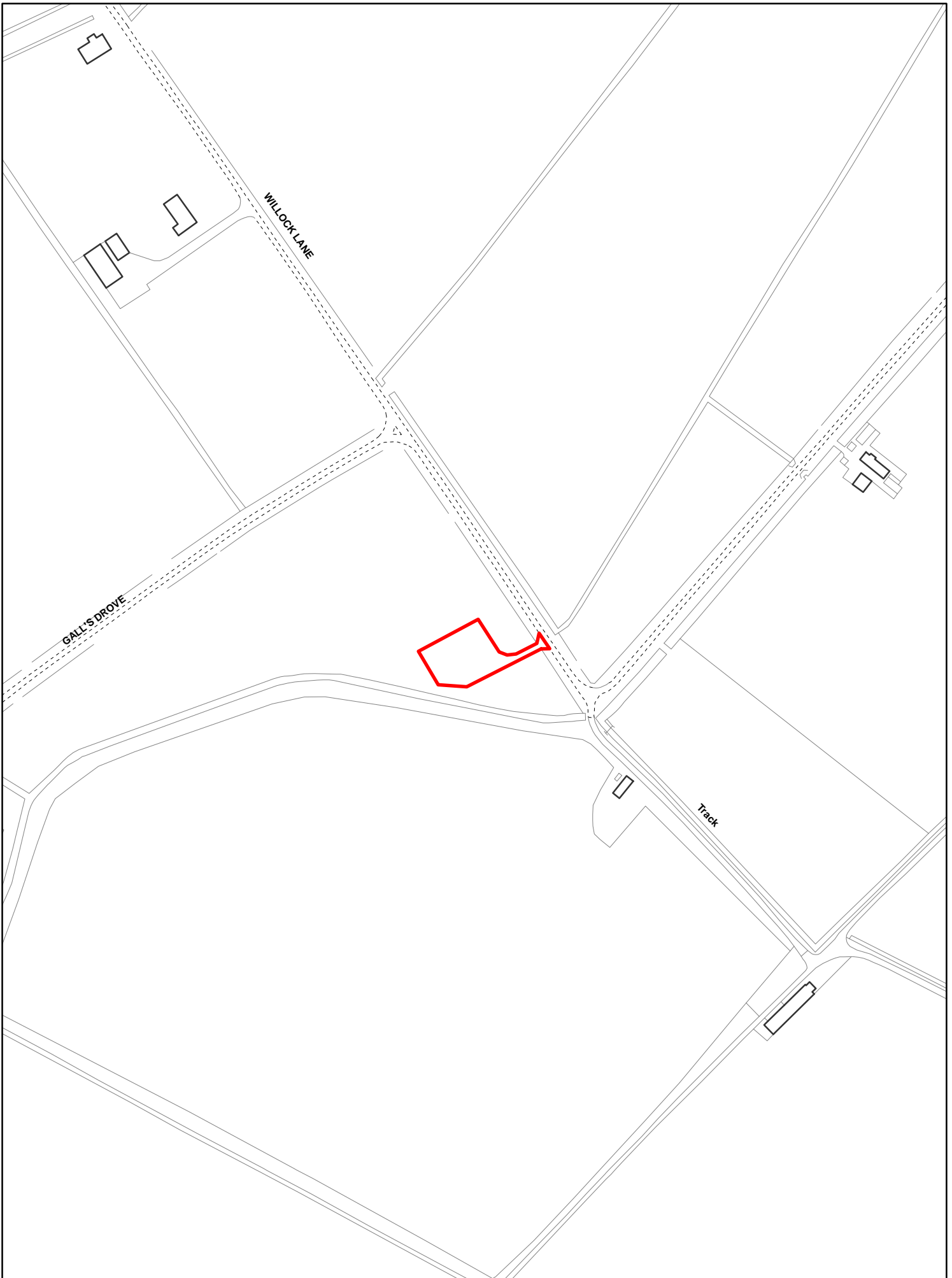
7. **RECOMMENDATION**

**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.**



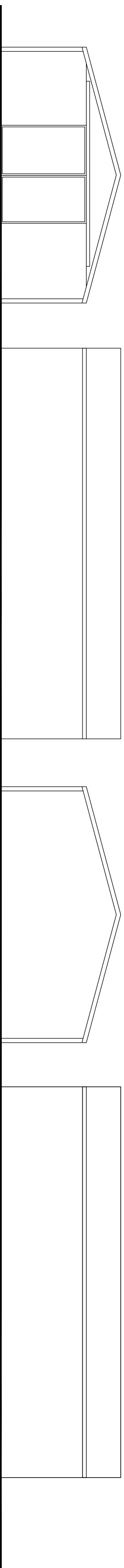
Created on: 30/04/2014

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Scale = 1:2,500



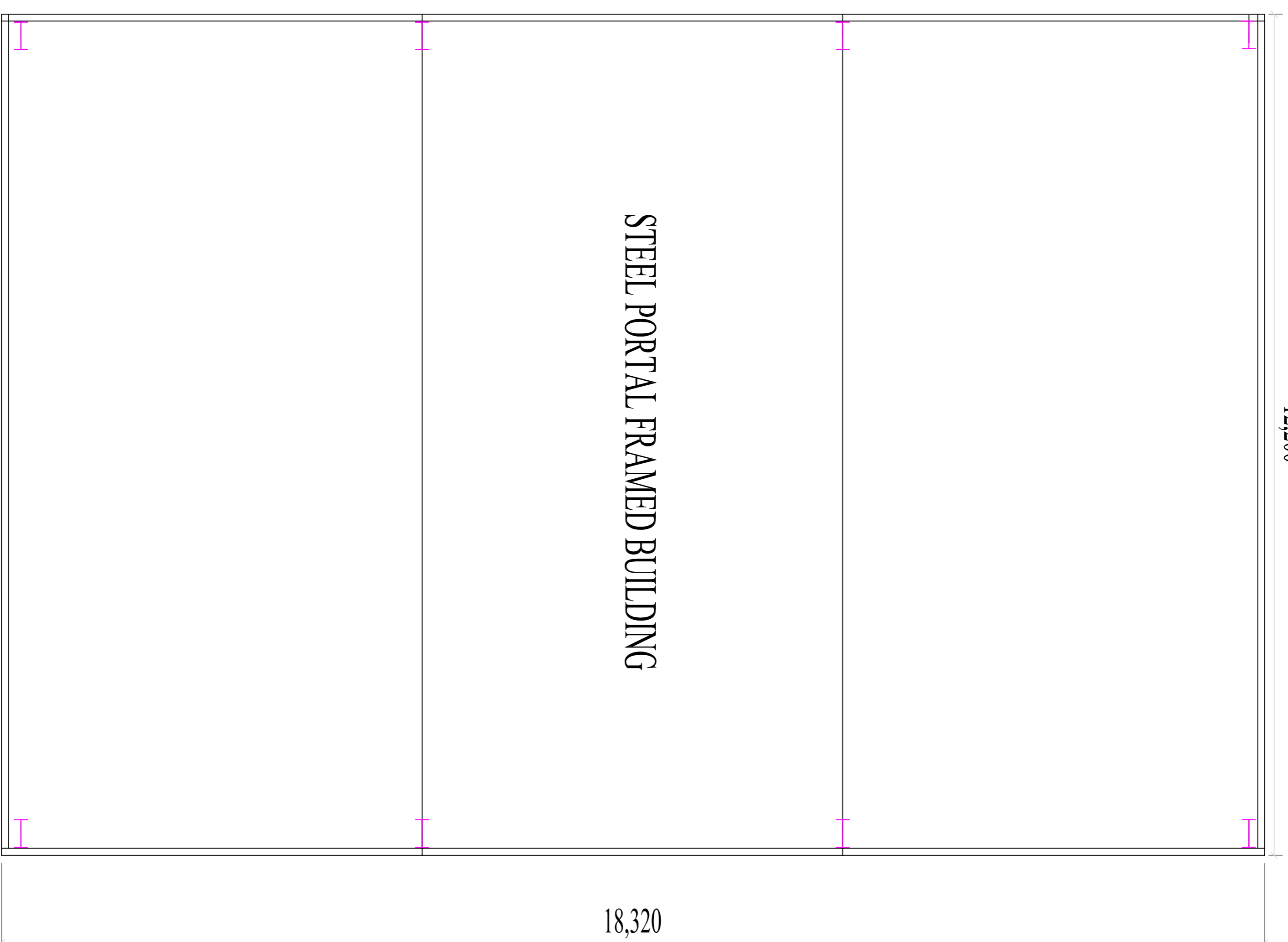


FRONT ELEVATION  
SCALE 1:100

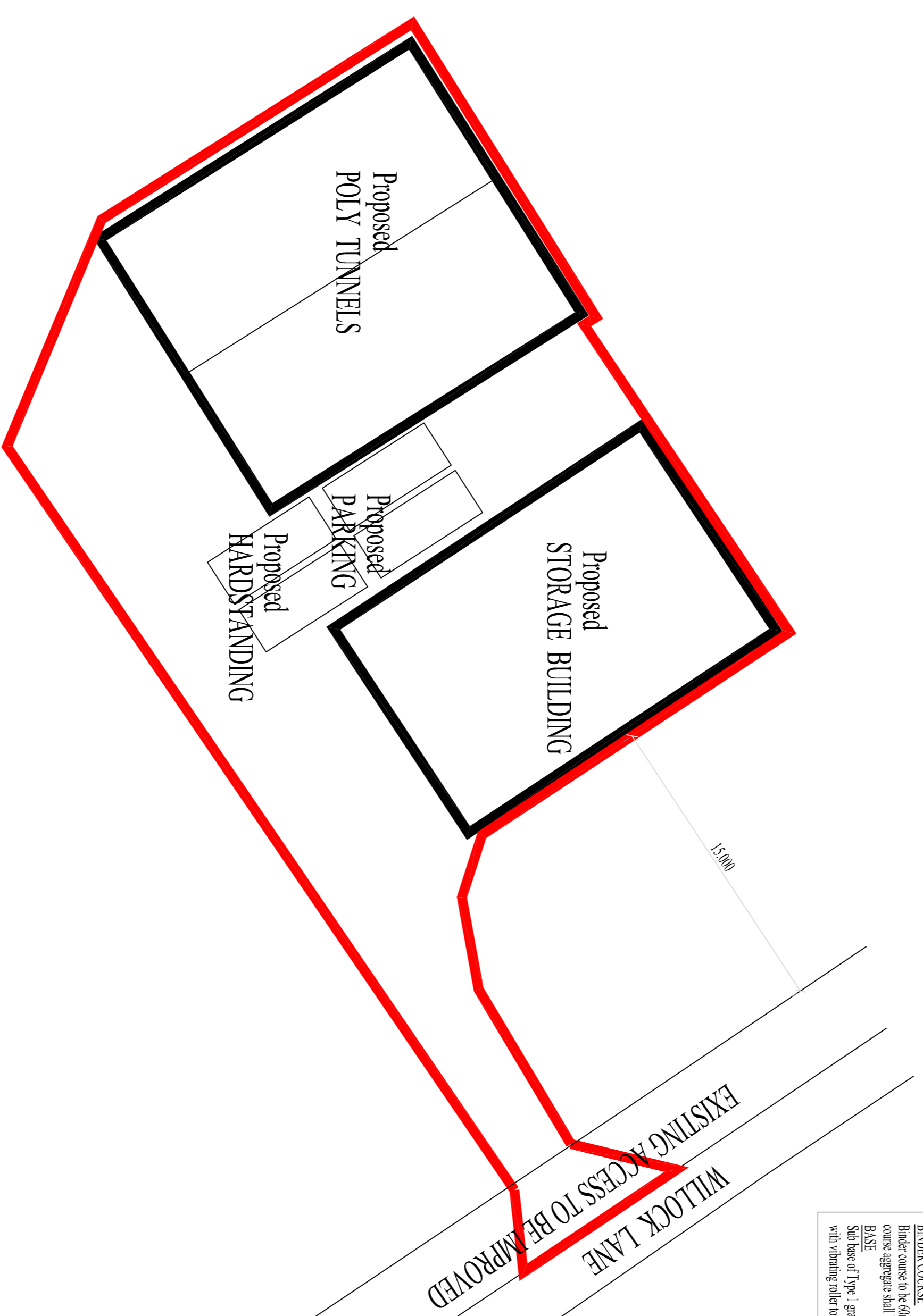
SIDE ELEVATION  
ALL EXTERNAL SURFACES CLADD WITH VANDYKE BROWN PLASTIC COATED PROFILED SHEETING  
12,200

REAR ELEVATION

SIDE ELEVATION

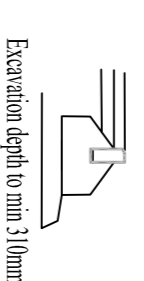


PROPOSED FLOOR AREA 224 SQM  
SCALE 1:50



BLOCK PLAN 1:200

100 x 55mm square edged flytrenches pressed  
Precast concrete joint edges hollow on  
concrete and maximum min. 300mm wide and 250mm deep  
Standard road surface covering  
Sloped to prevent water ponding  
to prevent water running onto road  
GRADIENT 1:30

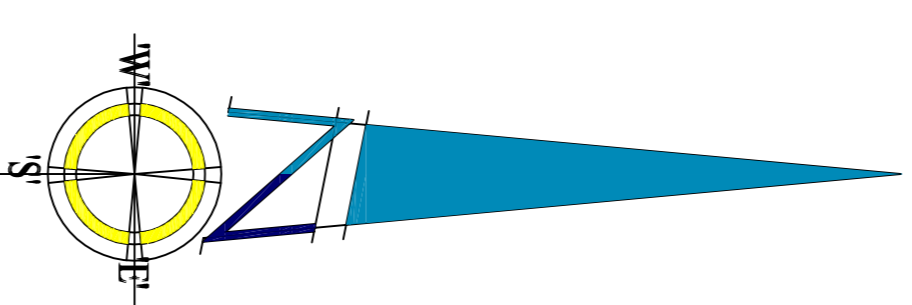


**SURFACE COURSE**  
25mm compacted thickness of C6 dense surf to BS EN 13184-4 and PD 6691 with 100/150 per binder. The adjacent surface  
shall be formed to prevent water ponding and the proposed edge setting in accordance with BS 5946:85  
Sloped to prevent water ponding on the surface and the proposed flytrench (to access) set in as far as  
possible shall match the existing path appearance.

**BINDER COURSE**  
Binder course to be 60mm compacted thickness of C14 dense surf to BS EN 13184-4 and PD 6691 with 100/150 per binder  
course aggregate shall be crushed rock only.

**BASE**  
Sub base of Type 1 granular sub base (D0/1) specification clause 8/3 (or approved recycled quarried fill) and thoroughly compacted  
with vibrating roller to a finished thickness of 225mm for both pedestrian crossing and for light vehicle crossing.

VERGE CROSSING



Highly Commended  
Building Award of Kings Inn Residential New Build  
1st Best Work in the Region Award for Design in the Environment 2011

**LABC** New Small Scale  
housing development  
Highly Commended  
Commercial category Building  
Design and Construction award 2010

**LABC** Heritage Award 2010  
for Conversion or Renovation  
Highly Commended  
for Conversion or Renovation  
Heritage Award New Build 2009

**DBDS**

DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS  
IN CONCEPT 2000 WINNER OF THE BRUNNEN STATION ROAD  
DESIGN AND DEVELOPMENT WINDRICH OF MARY  
LTD WINDRICH OF MARY  
ESTABLISHED 1975 E-mail: david.broker@dbds.com

Client: M GOAT  
Drawing No: 1790-2  
Project: PROPOSED AGRICULTURAL STORE  
Site: WILLOCK LANE  
BUNESSHILL  
WINDRICH OF MARY

Drawn: DB  
Checked:  
Date: MARCH 14  
Revision No.:

Form Scale: 1:50 @ A1  
DO NOT SCALE FROM THIS DRAWING - All dimensions to be verified on site. This drawing  
is for information only and shall not be used for construction without the prior  
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without the approval of the architect. Any alterations to details or specifications may  
invalidate the approval and have a significant additional cost.