

F/YR16/0945/F

**Applicant: Mr M Griffin
Griffins Roses**

**Agent : Mr G Edwards
Swann Edwards Architecture Limited**

Land South Of Prospect House, Burrowmoor Road, March, Cambridgeshire

Erection of an agricultural storage building including the formation of hardstanding and the widening of existing access

Reason for Committee: Officer recommendation differs from six supporting letters.

1 EXECUTIVE SUMMARY

This application seeks full planning permission for the erection of a storage building including the formation of hardstanding and the widening of an existing access for use in connection with a horticultural business.

The site is located within the open countryside near the settlement of March and lies within Flood Zone 3 (high risk).

Under Local Plan Policy LP3 agricultural buildings are generally accepted in the countryside, however these should be reasonably justified. It is considered that in this case there is insufficient justification for the development in this location, combined with its unacceptable harm on the character of the open countryside, due to its siting, prominent location and the extent of associated hardstanding, and therefore contrary to Policies LP12 and LP16.

Therefore the proposed development is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The site is situated within the open countryside on the edge of the settlement of March and is an imperfect triangular shape comprising of agricultural land. To the north of the site are a small number of residential dwellings and commercial premises. The A141 (Isle of Ely Way) abuts the east boundary of the site and the south and west boundary face the open countryside. Access to the site is via Burrowmoor Road which is a classified road and to the north of the site.
- 2.2 A gas pipeline runs diagonally through the site from the north western corner to the south east of the site.
- 2.3 The site is located within Flood Zone 3 which is a high risk area of flooding.

3 PROPOSAL

- 3.1 The Applicant operates an established horticultural business which comprises of growing roses and distributing them to wholesalers, garden centres and independent contractors. The supporting Design and Access Statement states the Applicant has a number of parcels of land around the District on a leasehold basis due to the nature of the business (land used for rose growing becomes malnourished and therefore cannot be used for this purpose for another five years). The applicant purchased the application site to erect a building to predominantly store machinery, as well as storing stock delivered by HGV from Holland once a year and any product awaiting distribution.
- 3.2 The building proposed measures 24.5 metres in width, 12.5 metres in depth and 6.6 metres to the height of the ridge and would be located centrally in the northern half of the site. The walls and roof would be green leather grain cladding.
- 3.3 Access to the site would be via an existing access point, albeit requiring some widening work, from Burrowmoor Road with a 20m access road, and there would be a hardstanding to the front of the building of approximately 28m x 12.5m.
- 3.4 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Planning Reference | Description | Decision |
|--------------------|--|------------------------------|
| F/YR16/0731/AG2 | Erection of agricultural storage building. | Refused |
| F/YR16/0503/AG1 | Erection of agricultural storage building. | Further Information Required |

5 BACKGROUND

- 5.1 A prior notification was submitted under the General Permitted Development Order for the erection of an agricultural storage building in 2016. It was concluded that the access required amendments to meet highway requirements and the siting of the storage building would be unsightly and cause unacceptable visual impact on the open countryside. Therefore, the application was deferred for further information (known as prior approval) to address the aforementioned matters. As such, a prior approval application (F/YR16/0731/AG2) was submitted, to which a resolution was achieved in terms of access, however, due to the site constraints and prominent location, the siting of the proposed storage barn (anywhere within the developable area of the site) resulted in unacceptable harm to the character of the open countryside. The application was therefore refused.

6 CONSULTATIONS

March Town Council

Recommend approval.

Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.

Cambridgeshire County Council

No highway objection to the proposal subject to conditions.

Environment Agency

No objection to the proposal.

National Grid Plant Protection

National Grid has identified that it has apparatus in the vicinity of the site which may be affected by the proposal.

Middle Level Commissioners

No comments received.

Local Residents/Interested Parties

Six letters of support have been received from residents living in March and Wimblington. The reasons of support can be summarised as follows:

- Buildings approved around the A141 Bypass.
- Logical form of development.
- In keeping with the area.
- Allows continuation of business.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Para 17 – Core Planning Principles

Para 11 – Decisions should accord with the development plan

Para 56 – Good design

Para 109 – Conserving and Enhancing Valued Landscapes

Fenland Local Plan 2014 (LP)

LP1 – Sustainable Development

LP2 – Health and Wellbeing

LP3 – Spatial Strategy, the Settlement and the Countryside.

LP6 – Employment

LP12 – Rural Areas Development Policy

LP15 – Sustainable Transport

LP16 – Delivering and Protecting High Quality Environments

8 KEY ISSUES

- **Principle of Development**
- **Impact on the Open Countryside**
- **Access and Highway Safety**
- **Economic Growth**
- **Other Considerations**

9 ASSESSMENT

Principle of Development

- 9.1 The settlement hierarchy established by Policy LP3 identifies the site as an 'Elsewhere' location due to it being within the open countryside. As such, the policy states that development in such a location will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, etc.
- 9.2 While this policy would support the very broad principle of an agricultural building in the countryside it is not considered that in this specific case there is sufficient justification for the development. In essence the building would be used as a 'depot' for the business which operates at various parcels of land located disparately around the District. Consequently there would seem no reason why the building has to be sited in this location rather than elsewhere, or, indeed, why it requires a countryside location.
- 9.3 The principle of development is therefore considered unacceptable and contrary to Policy LP3 of the FLP.

Impact on the Open Countryside

- 9.4 Policy LP12 Part A (a – k) sets out criteria for developments within the countryside. In short, new development will be supported where it contributes to sustainability and does not harm the wide open character of the countryside. This is also emphasised by Policy LP16 as it expresses high quality environments will be protected and proposals need to demonstrate that they make a positive contribution to the local distinctiveness and character of the area.

- 9.5 The site is in a prominent location at the junction of Burrowmoor Road and Isle of Ely Way (A141). The site is currently open and slopes away from the A141 towards the western site boundary, exposing views across the site from the A141 of the wider open countryside which forms the distinctive character of the local area.
- 9.6 The siting of the proposed storage building and associated hardstanding would encroach on the open character of the countryside presenting a prominent, unattractive and visually intrusive feature. Whilst it is noted to the north of the site there are buildings, the proposal is divorced from these group of buildings by virtue of its location and therefore would be seen as a standalone development. Consequently, the proposal causes detrimental harm to the character and appearance of the open countryside.
- 9.7 As such, the proposed development is contrary to Policy LP12 and LP16 of the LP.

Access and Highway Safety

- 9.8 The proposal involves widening of the existing site access from Burrowmoor Road. County Highway has no access or highway objections to the proposal.
- 9.9 As such, the proposed development complies with Policy LP15 of the Local Plan which requires development schemes to provide safe access.

Economic Growth

- 9.10 The application indicates that there would be no additional employment created as a result of the development. An argument could be made from an economic perspective that the development would assist the operation of an established business, but it is not considered that this would outweigh the issues previously identified.

Other Matters

- 9.11 A number of support letters have been received in regards to the proposal being a logical form of development, in keeping with the area and allowing continuation of the business plus buildings approved around the A141 Bypass. These factors have been addressed in the above considerations.

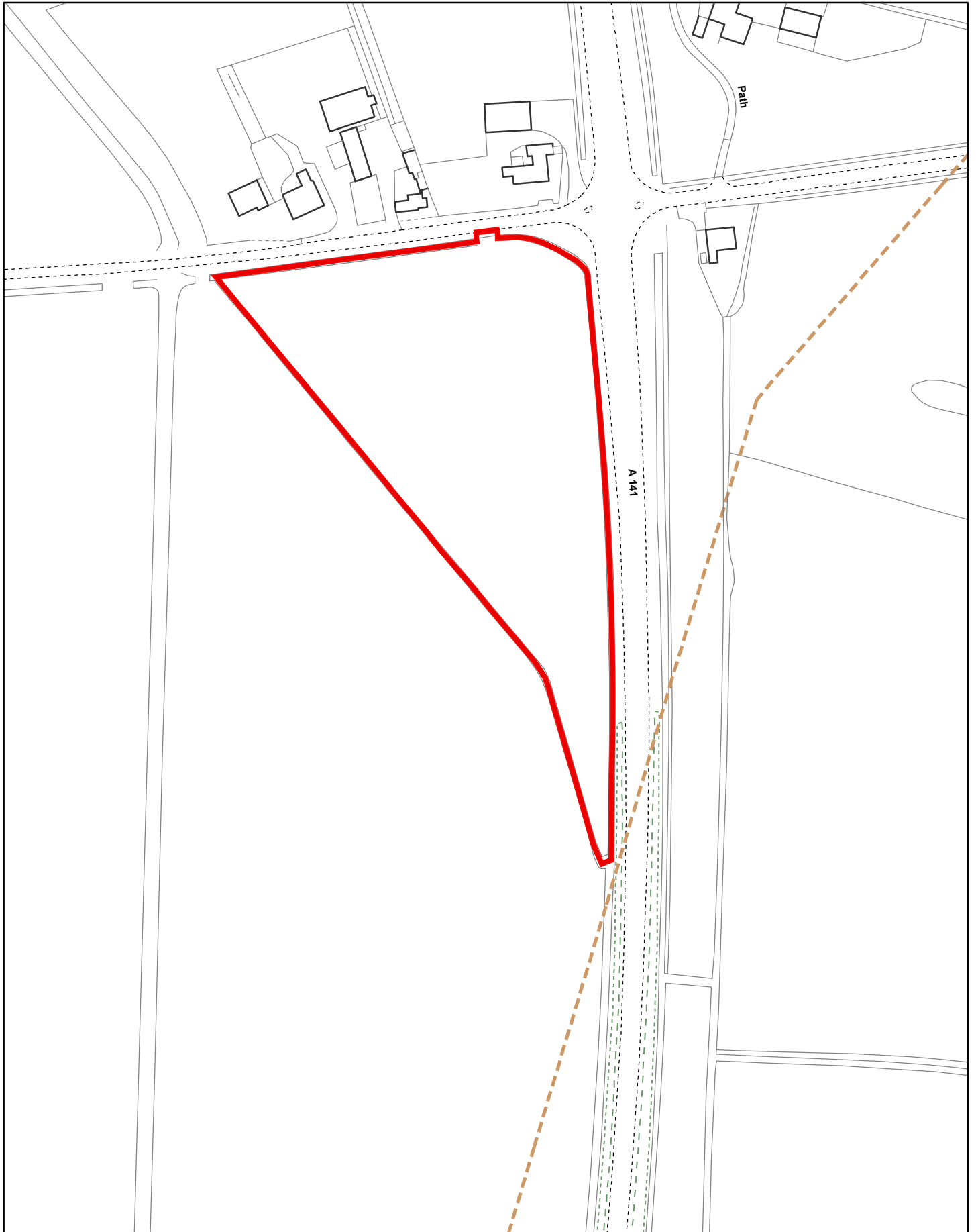
10 CONCLUSIONS

- 10.1 It is considered that there is insufficient justification for the proposed development in this location and that it would cause harm to the character and appearance of the area through its prominence and visual incongruence within the open countryside. As such the application is considered contrary to Policies LP3, LP12 and LP16 of the Local Plan.
- 10.2 Therefore, on balance it is considered that this planning application should be refused.

11 RECOMMENDATION

Refuse for the following reason:

- 1. Policy LP3 of the Fenland Local Plan allows for development in the countryside where it is essential for the operation of agriculture or horticulture. Policies LP12 requires development in the countryside to not harm the character and appearance of this, while Policy LP16 stipulates that high quality environments will be delivered and protected. The development is not reasonably justified in this location and as a result of its size, scale and extent, exacerbated by its prominent location and land levels, would result in the introduction of an unattractive and visually intrusive feature causing significant harm to the character and appearance of the countryside. As such the development would be contrary to the above policies of the Local Plan.**



Created on: 01/11/2016

© Crown Copyright and database
rights 2016 Ordnance Survey 10023778

F/YR16/0945/F

Scale = 1:2,000



 **Fenland**
CAMBRIDGESHIRE
Fenland District Council

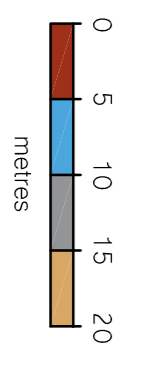
- General Notes**
1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'mm' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. The contractor, sub-contractors and suppliers must verify all dimensions and specialise sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY

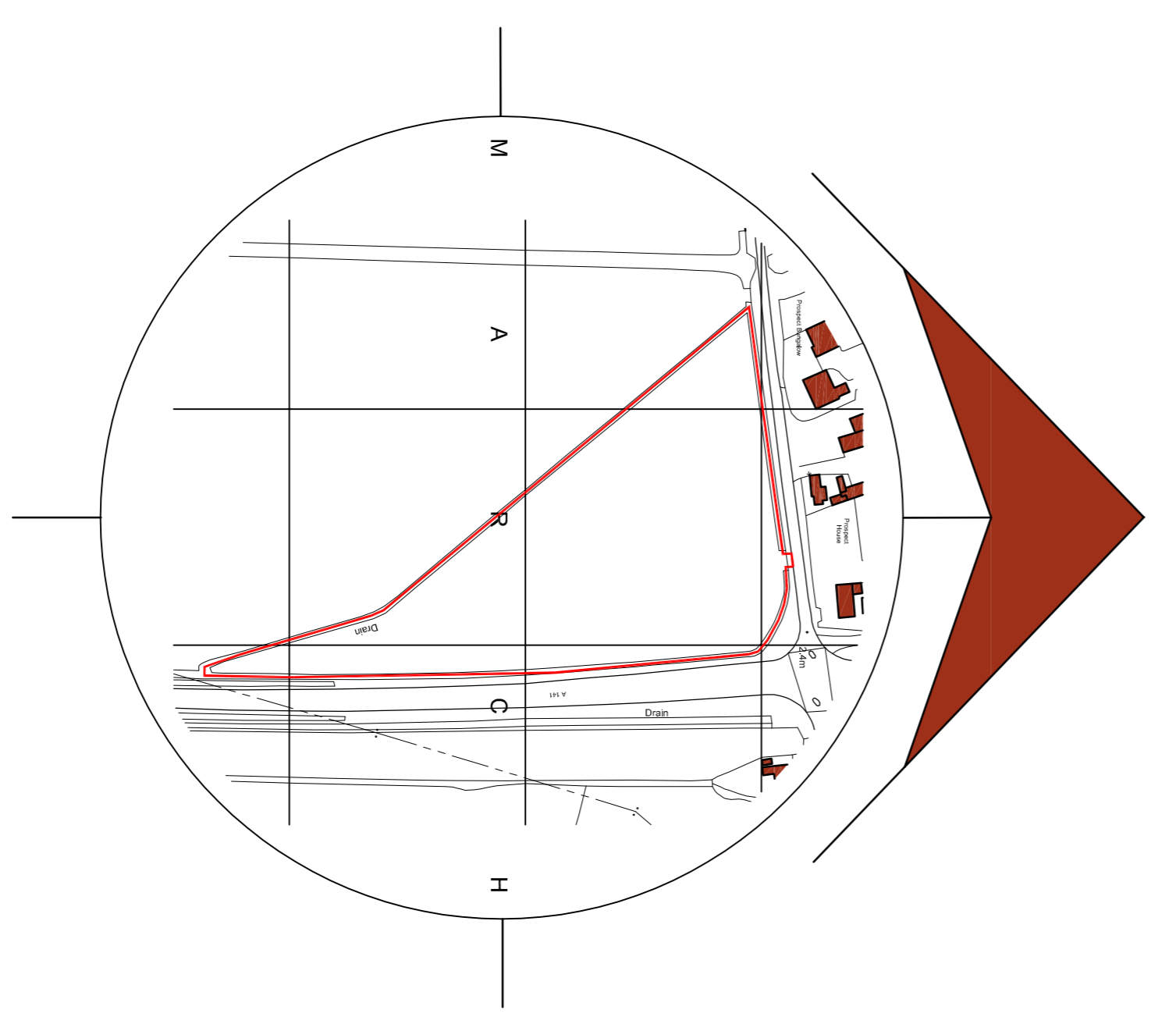
| | |
|--|--|
| | Indicates access on to the site |
| | Indicates existing trees on site |
| | Indicates existing water course |
| | Indicates existing structures taken off OS Map (Un-surveyed) |
| | Indicates existing telegraph pole |
| | Indicates existing gas pipe marker position |
| | Indicates existing gas pipeline |
| | Indicates band levels to ODM |
| | Indicates proposed building |



Site Plan
Scale: 1:500



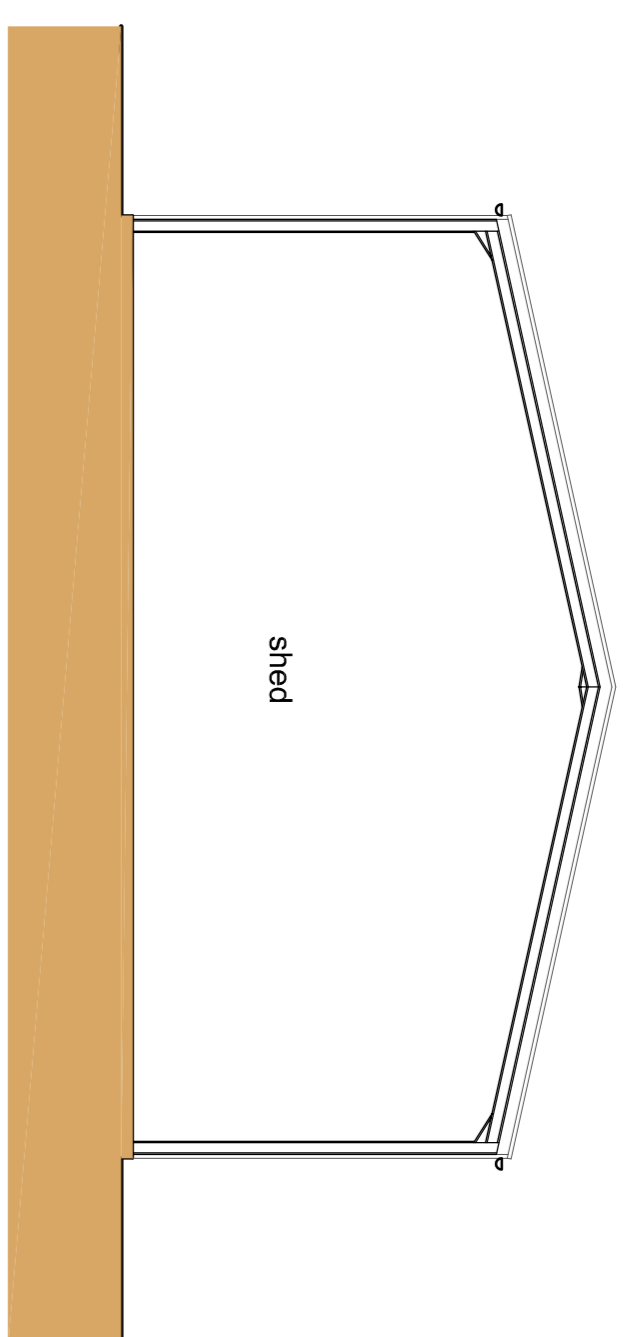
Location Plan
Scale: 1:2500



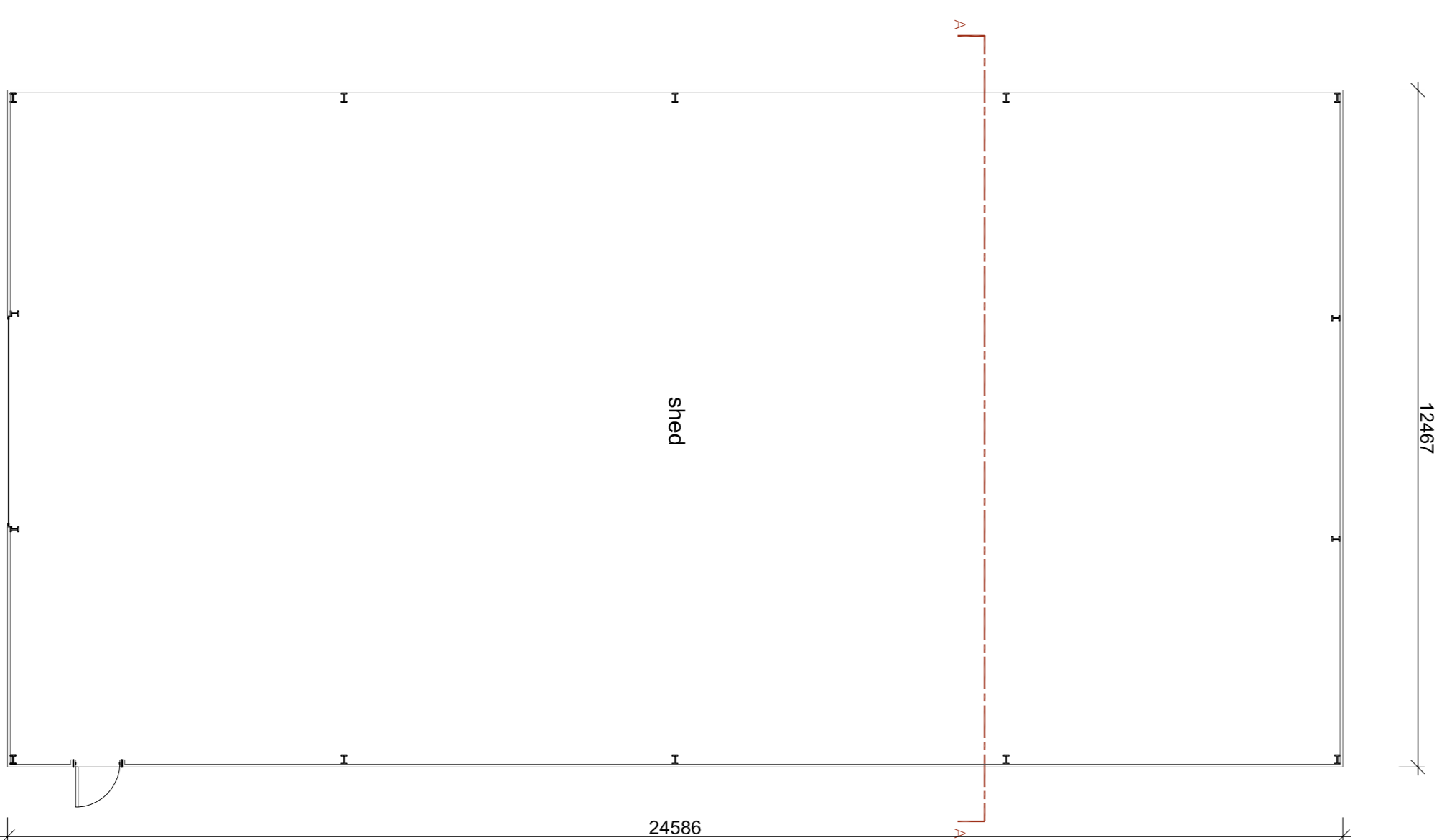
SWANN EDWARDS
ARCHITECTURE
Swann Edwards Architecture Limited, Evidon House,
Dorjays, Walscott, Cornock, PE13 4EN
t: 01945 450914 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

Proposed Agricultural Building
Land At Burrow Road
Maffyn, Cambs
Griffins, Roses

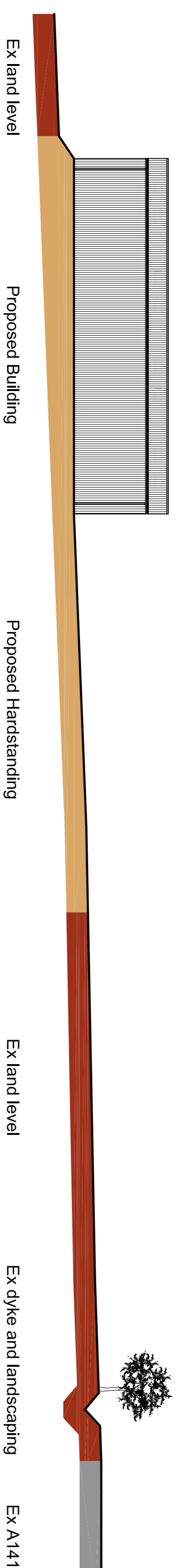
| | | |
|---|--------------------|-----------------------------|
| Drawing Title | Date | Scale |
| Planning Drawing SE-636 Site & Location Plan | September 2016 | Various Sheet Size A1 |
| Drawn By G.J.E. | Drawn By G.J.E. | Drawn By G.J.E. |
| Rev No. 10 | Rev No. 10 | Rev No. 10 |



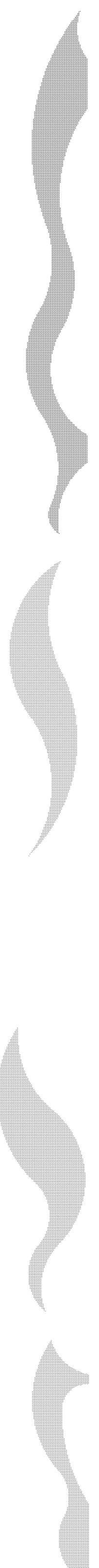
Section A-A
Scale: 1:100



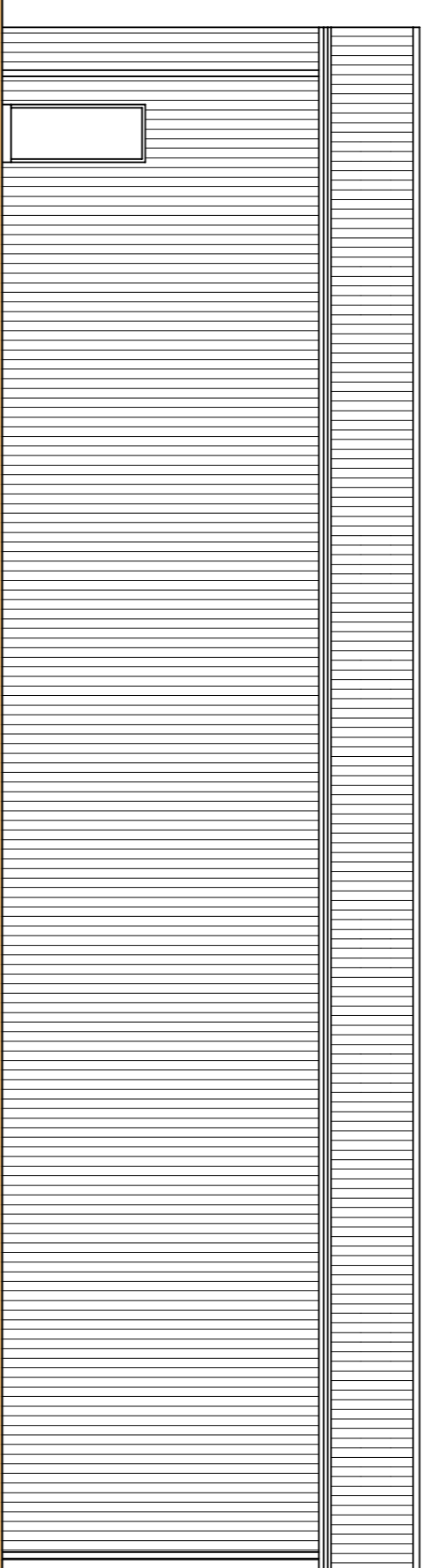
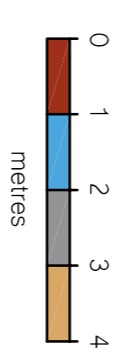
Floor Plan
Scale: 1:100



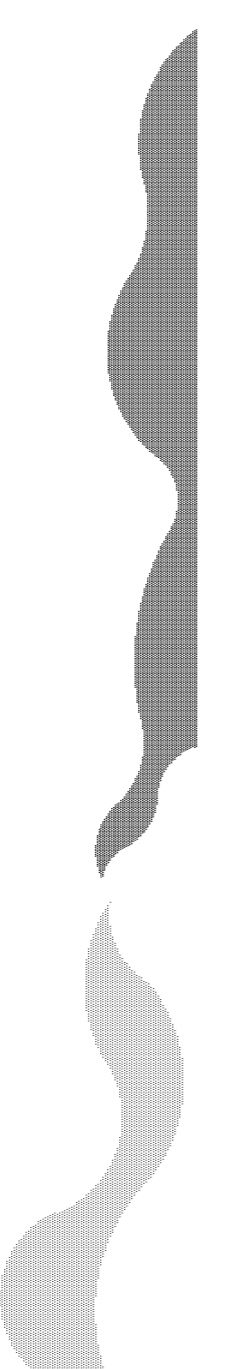
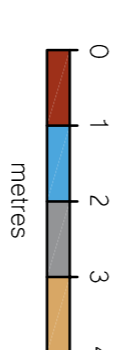
Site Section
Scale: 1:250



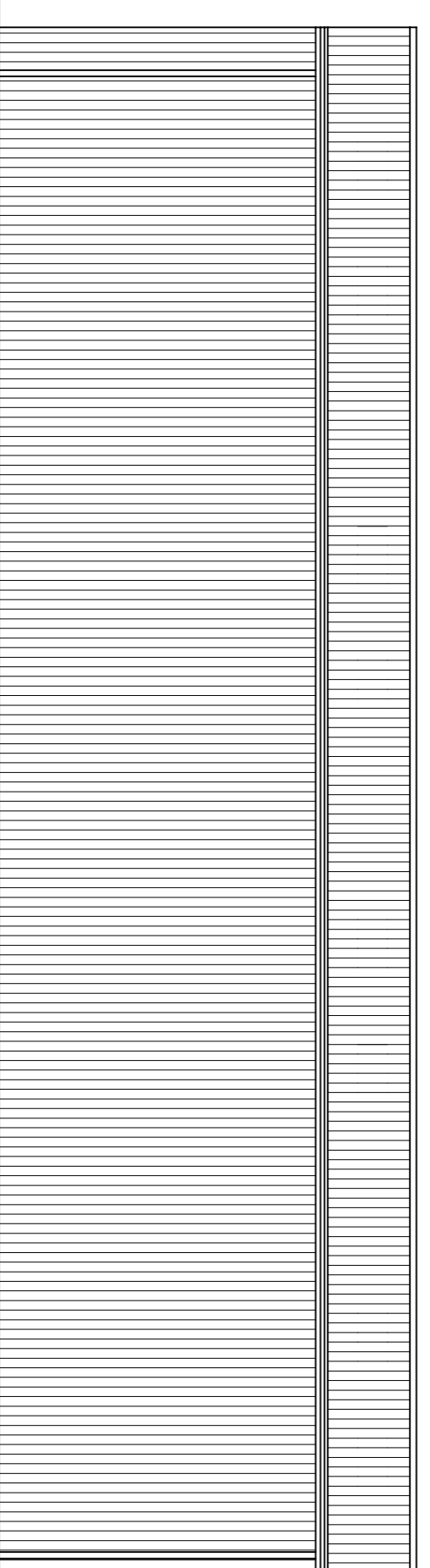
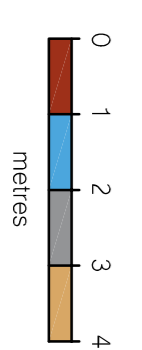
Front Elevation
Scale: 1:100



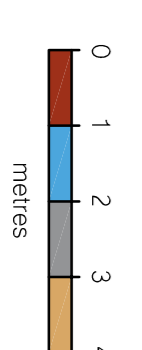
Side Elevation
Scale: 1:100



Rear Elevation
Scale: 1:100

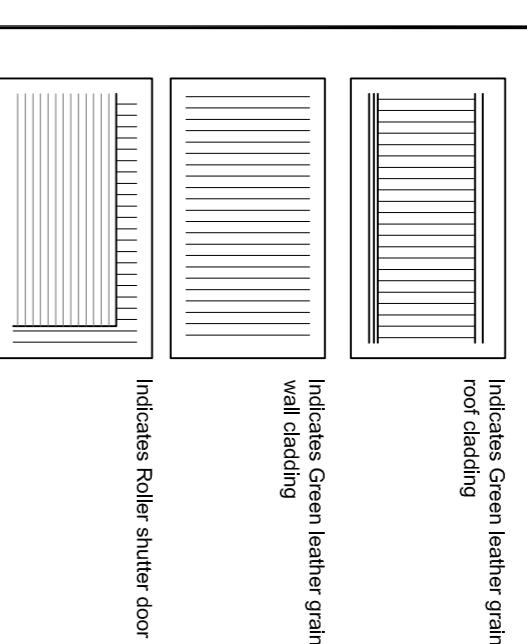


Side Elevation
Scale: 1:100



- General Notes**
1. This drawing shall not be scaled, figured dimensions only to be used.
 2. All dimensions are shown in 'mm' unless otherwise stated.
 3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 4. All drawings are subject to the approval of the relevant engineers and specialist sub-contractors drawings and specifications.
 5. Any discrepancies are to be brought to the designers attention.

ELEVATION KEY



SWANN EDWARDS ARCHITECTURE
 Swann Edwards Architecture Limited, Evenden House, Gull Road, Dapling, Walscott, Cambs, PE13 4EN
 t: 01945 450914 • info@swannedwards.co.uk • www.swannedwards.co.uk

| Job Title | Date | Scale |
|--------------------------------------|----------------|------------|
| Proposed Agricultural Building | September 2016 | Various |
| Land At Burrough Road, Maffis, Cambs | | Sheet Size |
| Griffins Roses | | A1 |
| Drawing Title | Job No. | Drawn By |
| Planning Drawing | SE-636 | G.E. |
| Floor Plan, Section | 09/16 | Revision |
| Site Section & Elevations | 11 | |