

**UTT/ 13/2197/FUL - (HENHAM)**

(Managing director of applicant company related to a member of staff)

**PROPOSAL:** Change of use from agricultural to light industrial B1/B8 use

**LOCATION:** Parsonage Bury Farm, Henham

**APPLICANT:** J F Pimblett & Sons

**AGENT:** Mr A Chapman

**EXPIRY DATE:** 9<sup>th</sup> October 2013

**CASE OFFICER:** Madeleine Jones

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**1. NOTATION**

1.1 Outside Development Limits. Conservation Area.

**2. DESCRIPTION OF SITE**

2.1 The site comprises a range of farm buildings adjacent to a Grade II Listed farm house

**3. PROPOSAL**

3.1 The proposal is for change of use of redundant farm building to light industrial B1/B8 use. The building would have new metal cladding and timber weatherboarding to the front elevation. The building would be split into two units, each having a pair of doors and windows to the front elevation. The asbestos cement roof would be replaced with metal sheeting.

3.2 The opening hours would be 08.00hrs to 17.30hrs Monday to Friday and 08.00hrs to 13.00hrs Saturdays, Sundays and Bank Holidays. The proposed employees would be 4 full time and 2 part-time.

**4 APPLICANT'S CASE**

4.2 Design and Access Statement:

The barn is situated on the edge of an redundant farmyard which currently house two other industrial units and has no current agricultural use. The main farming practices and storage have been moved elsewhere on the farm hence making the barn redundant.

The current barn is a redundant agricultural barn which is a steel frame with metal and asbestos cement cladding. The change of use will allow this part of the farm to again become profitable, whilst also allowing it to become more aesthetically pleasing. The new structure will consist of new metal cladding and timer weatherboarding to the front elevation. Not only will this look better and blend in with the surroundings it will also improve the security of the site.

There is access to the site from the fully adopted road from the centre of the village which is wide enough to comfortably accommodate all sizes of vehicle. There is no proposed change of access and the levels of traffic should not change as the new industrial unit will be taken over by the existing tenants who are expanding. There is going to be very little effect on parking as no new tenants will be added, however there is ample parking on the forecourt to the front of the building.

The current uses are brewing by Saffron Brewery and the production of ice cream by Saffron Ice Cream Company

## **5 RELEVANT SITE HISTORY**

UTT/0265/07/FUL - Change of use from agricultural to B1 and B2 – Approved with Conditions.

## **6 POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

### **6.2 Uttlesford District Local Plan 2005**

- S7 - The Countryside
- GEN1 - Access
- GEN2 – Design
- GEN4 – Good Neighbourliness
- ENV1- Design of development within Conservation Areas
- GEN7 - Nature Conservation
- GEN8 - Vehicle Parking Standards
- ENV2 - Development affecting Listed Buildings
- E5- Re-use of rural Buildings

## **7 PARISH/TOWN COUNCIL COMMENTS**

7.1 No reply received. Expiry date 16<sup>th</sup> September 2013

## **8 CONSULTATIONS**

### **Essex County Council Highways**

8.1 No objections.

## **9 REPRESENTATIONS**

9.1 This application has been advertised and no representations have been received. Expiry date 16<sup>th</sup> September 2013.

## **10. APPRAISAL**

The issues to consider in the determination of the application are:

- A Whether the proposed uses are appropriate in this location and whether there would be any detrimental impact on neighbour's amenity (ULP polices S7, GEN2, GEN4, GEN8, E5, ENV1, ENV2)
- B The effect of the development on the surrounding rural road network, parking provision (ULP polices GEN1, GEN8 and E5)
- A Whether the proposed uses are appropriate in this location and whether there would be any detrimental impact on neighbours amenity (ULP polices S7, GEN2, GEN4, GEN8, E5, ENV1, ENV2)**

10.1 This site is outside development limits and is therefore defined as being in the countryside in the Uttlesford Local Plan. Policy S7 states that in the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there or is appropriate to a rural area. Development will only be permitted if the appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form needs to be there. The building is a redundant barn and as such it is considered that the character of the countryside would be protected.

Policy E5 of the Local Plan states that the reuse and adaption of rural buildings for business uses will be permitted in the countryside provided it meets four criteria.

- a) The buildings are of a permanent and substantial construction
- b) They are capable of conversion without major reconstruction or significant extension
- c) The development would protect or enhance the character of the countryside, its amenity value and its biodiversity and not result in a significant increase in noise levels or other adverse impacts.
- d) The development would not place unacceptable pressures on the surrounding rural road network (in terms of traffic levels, road safety countryside character and amenity)

The building is of a permanent construction and the proposal does not require major reconstruction.

Access to the building is via an existing access point. Externally the proposal only requires the replacement of the existing doors with two pairs of smaller door, other fenestration and the insertion of roof lights. It is not considered that this change would impact on the character of the countryside, its amenity value or its biodiversity.

The change of use is unlikely to result in an intensification of traffic that would lead to significant increase in noise levels or other adverse impacts. There would be no additional employees working at the site, as the proposed employees already are employed at the adjacent buildings.

The brewery and ice cream businesses already operate from adjacent buildings and the site is well separated from its neighbours, as such the change of use is unlikely to have any detrimental impact on neighbour's amenity.

10.2 The site is located within the Conservation Area of Henham and is also adjacent to a Grade II Listed Building. As the businesses already operated within the adjacent buildings and only minor external alterations to the building are proposed it is considered that the proposal would not impair the setting of the listed building and that the character and appearance of the Conservation area would be preserved.

**B** The effect of the development on the surrounding rural road network, parking provision (ULP polices GEN1, GEN8 and E5)

10.2 The change of use is unlikely to result in an intensification of traffic that would lead to significant increase in noise levels or other adverse impacts. Access to the building is via an existing access point. The numbers visiting the businesses at any one time are likely to be small as the building does not have any retail outlet on site and the businesses are not open to the general public. The adopted parking standards for B1 use require a maximum of 1 space per 30sqm and for B8 use a maximum of 1 space per 150sqm. There is adequate car parking provision for several vehicles to park off road and to enable them to turn on site and leave in forward gear, and to meet the maximum parking standards in accordance with the adopted Supplementary Planning Document - Parking Standards. The Highways Authority has no objections to the proposal.

## **11. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- 11.1 There would be no adverse impact on neighbours amenity or highway safety
- 11.2 The proposed change of use is considered to be acceptable in this location.
- 11.3 The proposal would not have any material detrimental impact on the character and setting of the Conservation Area or adjacent Listed Building.

## **12 RECOMMENDATION – CONDITIONAL APPROVAL**

### Conditions

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

REASON: To comply with the requirements of 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 proposed use shall not be open outside the hours of Monday to Friday 08.00 - 17.30 and Saturdays, Sundays and Bank Holidays 08.00 to 13.00.

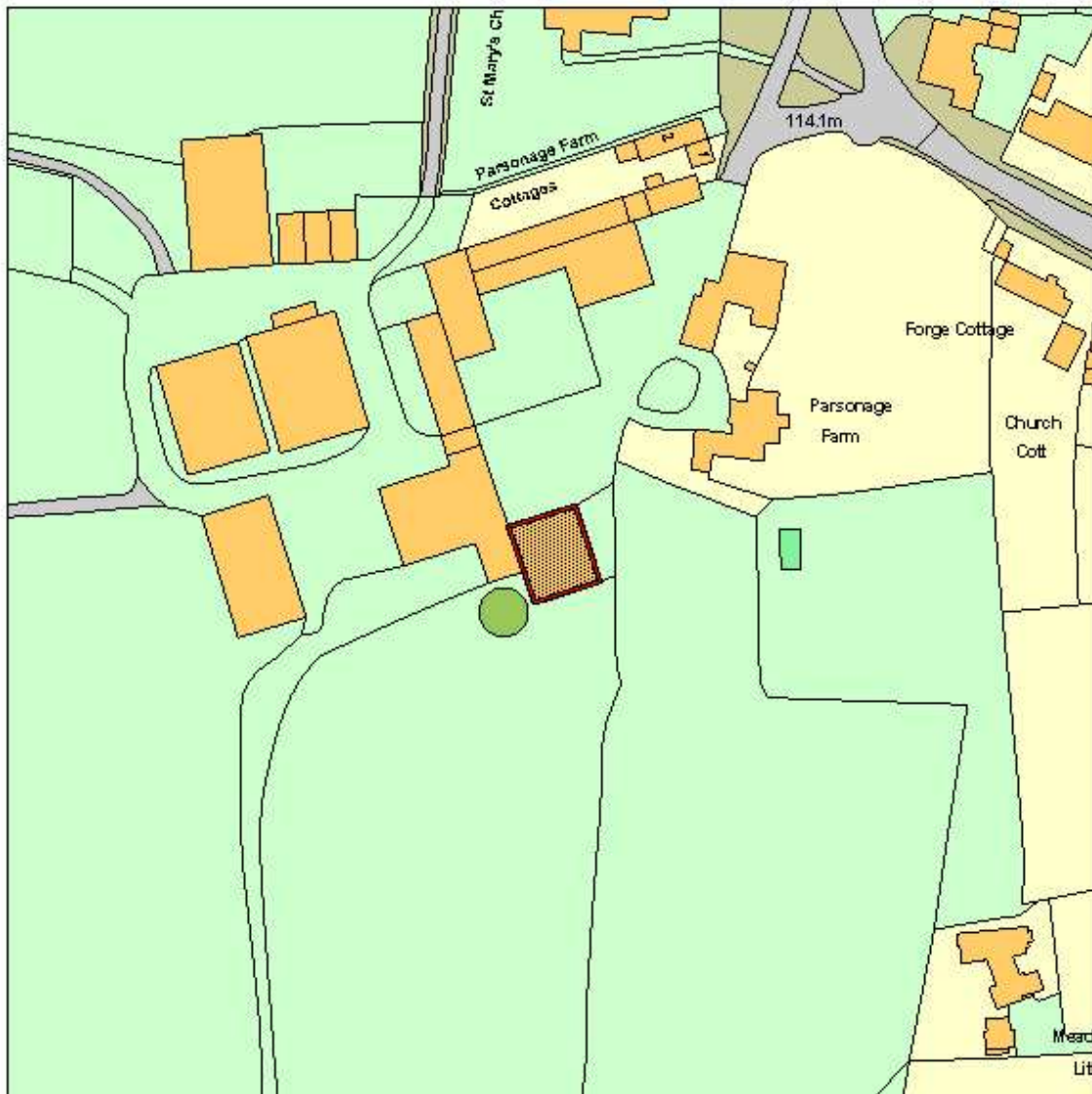
REASON: To ensure that the development does not have an adverse impact on the amenity of the neighbouring residents In accordance with Policy ENV10 of the Uttlesford Local Plan (Adopted 2005).

# UTT/13/2197/FUL

## Parsonage Bury Farm, Henham



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Organisation	Uttlesford District Council
Department	Planning and Building Control
Comments	
Date	12 September 2013
SLA Number	Not Set