

UTT/13/2910/FUL (Henham)

(Managing Director of applicant's company related to 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: 27 December 2013

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Outside Development Limits, Conservation Area

2. DESCRIPTION OF SITE

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

3. PROPOSAL

3.1 The application is for change of use of a pair of redundant farm buildings to light industrial B1/B8 use. The building would have new external timber weather boarding to the side and front elevations under a slate effect roof. It is proposed to move the current barns north by 1.5m. The proposal would include the insertion of windows to the front and side elevations and replacement shutter doors.

3.2 The opening hours of would be 0800hrs to 17.30hrs Monday to Friday and 08.00 to 13.00hrs Saturday, Sunday and Bank Holidays. The proposed employees would be 4 full time and 2 part-time

4. APPLICANTS CASE

4.1 Design and Access Statement;

The barns are situated on the edge of a redundant farmyard which currently backs onto the other two 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 barns are mainly brick built and of block construction with metal sheet profile roof. The change of use will allow this part of the farm to again become profitable, whilst allowing it to become more aesthetically pleasing. The new structure will consist of timber weatherboard and slate effect roofing. Not only would this look better and blend in with the surroundings it will also improve the security of the site. There is access 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 levels of traffic should not change as the new industrial units will be taken over by 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

- 5.1 UTT/13/2197/FUL- Change of use from redundant farm building to light industrial B1/B8 use incorporating alterations to roof and entrance doors.
UTT/0265/07/FUL- Change of use from agricultural to B1 and B2

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (2012)

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 2nd December 2013

8. CONSULTATIONS

Essex County Council Highways

- 8.1 No objections

Essex County Council Ecology

- 8.2 No objections

Uttlesford District Council Conservation Officer

- 8.3 No objections

9. REPRESENTATIONS

- 9.1 The application has been advertised and no representations have been received.
Expiry date 5th December 2014

10. APPRAISAL

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

- A Whether the proposed uses are appropriate in the location and whether there would be any detrimental impact on neighbour's amenity (ULP Policy S7, GEN2, GEN4, GEN8, E5, ENV1, and ENV2)
 - B The effect of the development on the surrounding rural road network, parking provisions (ULP Policies GEN1, GEN8 and E5)
 - C Whether the proposed development would have a harmful effect on wildlife (ULP Policy GEN7)
- A Whether the proposed uses are appropriate in this location and whether there would be any detrimental impact on neighbours amenity (ULP policies S7, GEN2, GEN4, GEN8, E5, ENV1 and ENV2)**

10.1 The site is outside the 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 the 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. The buildings are redundant agricultural barns and as such it is considered that character of countryside would be protected.

10.2 Policy E5 of the Local Plan states that the reuse and adaptation 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 conservation 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 an unacceptable pressure on the surrounding rural road network (in terms of traffic levels, road safety countryside character and amenity)

10.3 The buildings are of a permanent construction and the proposal does not require major reconstruction. Access to the buildings is via an existing access point. Externally the proposal only requires the replacement of the existing doors with shutter doors, other fenestration and the insertion of roof lights. 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 are already employed at the adjacent buildings. The brewery and Ice cream businesses already operate from the adjacent buildings and the site is well separated from its neighbours, as such the change of use will not have any detrimental impact on the neighbours amenity.

10.4 The site is located within the Conservation Area of Henham and is also adjacent to a Grade II Listed Building. As the business 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 of the conservation area would be preserved. Uttlesford District Council Conservation Officer has no objection to the proposal.

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

10.5 The change of use is unlikely to result in a intensification of traffic that would lead to significant increase in noise levels or other adverse impacts. Access to the buildings would be via the existing point. The numbers visiting the businesses at any one time are likely to be small as the building does not have any retails outlet on site and the businesses are not open to the general public. The adopted parking standards for B1 use requires 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 enable them to turn on the site and leave in forward gear, and to meet the maximum parking standards in accordance with the Supplementary Planning Document- Parking Standards. The highways Authority have no objections to the proposal.

C Whether the proposed development would have a harmful effect on wildlife (ULP Policy GEN7)

10.6 In addition to biodiversity and protected species being a material planning consideration, there are statutory duties imposed on local planning authorities. Regulation 9(3) of the Conservation of Habitats and Species Regulations 2010 requires regard to the requirements of the Habitats Directive and Birds Directive so far as they may be affected by the exercise of those functions". European Protected species (EPS) only present a ground for refusal only where (i) Article 12 is likely to be offended; and (ii) a Natural England Licence is unlikely.

Article 12 relates to:

1. Deliberate capture or killing or injuring of an EPS
2. Deliberate taking or destroying of EPS eggs
3. Deliberate disturbance of an EPS
4. Damage or destruction of an EPS breeding site or resting place

It is not considered that the proposal affect any European Protected Species or have an impact on the character of the countryside, its amenity value or its biodiversity. The bat survey submitted with the application supports that there should be no restriction with regards to bats and it there is no evidence of bats on the site.

11. CONCLUSION

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

11.1 There would no adverse impact on neighbours' amenity or highway safety.

11.2 The proposed change of use is considered to be acceptable in its 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

11.4 The proposal will not have a detrimental impact on Nature Conservation

RECOMMENDATION – CONDITIONAL APPROVAL

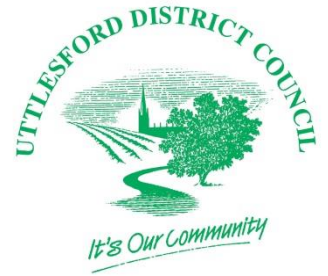
Conditions

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.

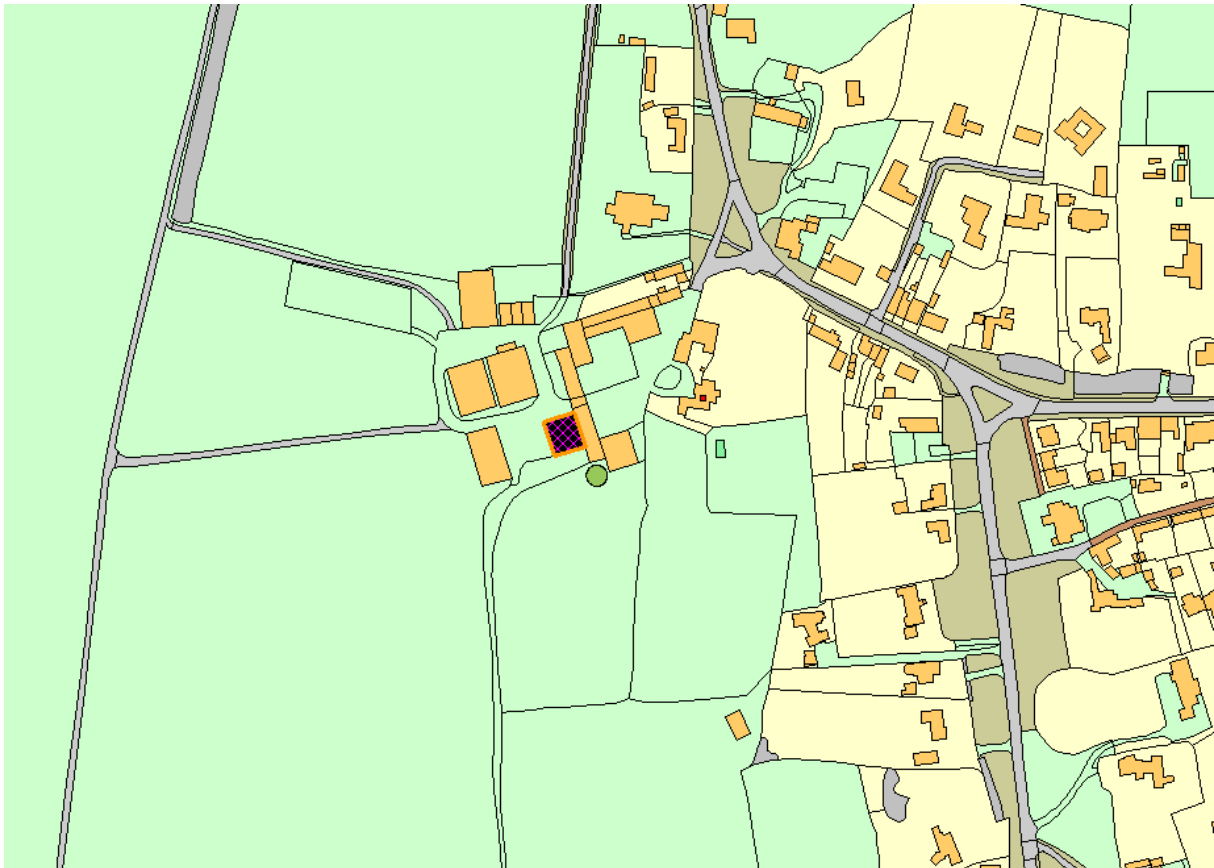
2. The proposed use shall not be open outside the hours of Monday to Friday 08.00-17.30 and Saturdays, Sundays and Bank Holidays 08.00 to 13.00

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)



Application no.: UTT/13/2910/FUL

Address: Parsonage Farm, Church End, Church Street, Henham



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Organisation: Uttlesford District Council

Department: Planning

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