

UTT/14/1445/FUL (BARNSTON)

(MAJOR APPLICATION)

PROPOSAL: **Erection of 2 no. workshop storage buildings to replace buildings 1 & 2 on extant scheme reference UTT/1667/07/FUL**

LOCATION: **Mawkinherds Farm, High Easter Road, Barnston**

APPLICANT: **Anglian Land Drainage**

AGENT: **Andrew Stevenson Associates**

EXPIRY DATE: **11 August 2014**

CASE OFFICER: **Katherine Mathieson**

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The application site is located adjacent to the hamlet of Wellstye Green and forms part of Mawkinherds Farm. The western site boundary is formed by a belt of mature trees and vegetation with access to the site through this from the north from High Easter Road. The eastern site boundary is also formed by vegetation however this is lower and provides less screening than the western boundary.

2.2 There are a range of buildings on the site including a long storage building located adjacent to the western site boundary with a weighbridge in front. These were granted planning permission in 2007. To the northern area of the site there is open storage in association with the commercial activity on the site.

3. PROPOSAL

3.1 This application relates to the erection of 2 new buildings on the site in conjunction with the existing uses. The buildings are proposed to be located in the central area of the site and are numbered as Building 2 and Building 4. Building 2 would be located parallel to the existing Building 3, which is adjacent to the western site boundary, but 35m to the east of it. Building 4 would be positioned approximately level with the southern elevations of Buildings 2 and 3 but at a 90° angle to them.

3.2 Building 2 would have dimensions of 44m x 20m with eaves height of 6m and a ridge of 8.8m. Building 4 be open fronted with an asymmetric roof and dimensions of 30m x 9.2m, front eaves height 4.5m, rear eaves height 3m and a ridge height of 5.5m.

3.3 It is proposed that Building 2 would be used for storage and workshop with the potential for a future mezzanine floor area while Building 4 would be used for vehicle storage.

4. APPLICANT'S CASE

4.1 A planning statement has been submitted with the application, full details of this are available to view on the application file.

- 4.2 “The proposed building (2) is required for alternative storage to 1 and 2 and building 4 for the storage of vehicles connected with the business again due to expansion. The fleet has increased from 7 HGV vehicles to 13 since 2012, 7 of the HGVs are 32 ton grab lorries which are required to cover Anglian Land Drainage’s 24/7 utility support contracts and need to be parked under cover so as to prevent the controls freezing up during the winter months. Two of the vehicles are 44 ton articulated lorries that are used for transporting topsoil and bulk materials, 1 lorry is rated to Category 2 which is used to transport our heavy plant, where 1 is a 7.5 ton ridged plant lorry. There are 2 gritting lorries, one purpose built and the other is a 15 ton tipper lorry with a demountable body which is utilised for road gritting and material deliveries. It is essential that these vehicles that are of high value are kept under cover and for the operative reasons as set out above. There are also attendant benefits of the expansion of the company in terms of employment provision. The company has seen an increase to 36 full time staff and 7 self-employed, a further 6 full-time staff since 2012 that achieves the aims of local and national planning strategies.

Summary

Overall in terms of the principle, the development proposed can be justified against more recent planning policies as supporting an expanding rural based business, and not adversely affecting the countryside, the design and siting of the proposal better than open storage. There are benefits to the functioning of the business by providing storage for both materials and machinery.”

5. RELEVANT SITE HISTORY

- 5.1 UTT/1764/00/CL - Certificate of Lawful Use for agricultural storage, agricultural contracts, forestry, (sale of logs), amenity, landscaping and land drainage works/road gritting granted October 2001.
- 5.2 UTT/0743/06/OP - Demolition of existing buildings (total 7 including portacabins), erection of workshop and storage buildings and the retention of a bunded enclosure for fuels and oils conditionally approved August 2006.
- 5.3 UTT/1667/07/FUL - Erection of three industrial units as approved under planning approval UTT/0743/06/OP conditionally approved December 2007.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S7 - The Countryside
- Policy GEN1 – Access
- Policy GEN2 - Design

7. PARISH COUNCIL COMMENTS

- 7.1 The Councillors commented on the amount of Planning Applications that have been submitted for this premises. We should be grateful if details could be forwarded listing outstanding plans.

- 7.2 The Councillors would further like to make the following comments on the above scheme.

Whilst it is unclear, the storage buildings shown on the plans are very large and the Councillors assume large vehicles and equipment will be stored within them. As you are aware the roads around Mawkinherds Farm are very narrow and frequently it is difficult to pass when a large lorry comes from the opposite direction. Furthermore, with the development of homes due opposite Hillcrest the problem can only get worse.

8. CONSULTATIONS

- 8.1 ECC Highways - No objections to this proposal as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

9. REPRESENTATIONS

- 9.1 One representation received. Period expired 16 June 2014.
- 9.2 "As neighbours of the development, we would like to make it clear that we think the current trees and hedging that screen the proposed buildings is retained and/or increased slightly for further concealment on the west perimeter of the business."

10. APPRAISAL

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

- A The principle of the development in the countryside
- B The design of the proposed buildings

A The principle of the development in the countryside

- 10.1 The site is located within the open countryside where Policy S7 aims to protect the countryside for its sake and restricts development to that which needs to take place there or is appropriate to a rural area. The NPPF also aims to protect and enhance the natural environment however it recognises the importance of the well-designed new buildings to support sustainable growth and expansion of all types of business and enterprise in rural areas. The planning permission for 3 new buildings which was granted in 2007 has been partially implemented with Building 3 having been erected on the application site. The permission is extant and the remaining 2 buildings that formed that permission could be erected at any time. As such this is a material consideration for the determination of this application. Also of relevance is the 2006 outline planning permission which established the principle of a single large building with approximately the same footprint as the 2 buildings consented in 2007.
- 10.2 Although Building 2 would have a greater bulk than the 2 buildings previously approved, by virtue of it being a single building, it would have a similar footprint and size as the buildings would have combined. The principle of a single building in this position was also established in 2006 and the overall impact of this single building would not be materially greater than the buildings that could be erected under the 2007 permission.
- 10.3 The position of Building 4 would be well related to the existing Building 3 and proposed Building 2 and would also provide a visual barrier between the activities on the site and

the residential properties to the south. The supporting information submitted with the application indicates that the business has expanded since 2012 and the number of HGVs owned has increased from 7 to 13. These are high value vehicles which need to be kept under cover to prevent the controls freezing up in winter and therefore there is a need for Building 4 in association with the existing business.

10.4 The proposed buildings would be constructed from a steel frame with profiled sheeting to the walls and roof and would have an appearance similar to modern agricultural buildings which are commonly found in the countryside. Although they would be visible within the countryside, the current and previous applications have demonstrated that there is a need for the structures in association with the existing business on the site and the buildings would not be unduly detrimental to the open and rural character of the surrounding countryside. The principle of the proposed buildings on this site is therefore acceptable.

B The design of the proposed buildings

10.5 The proposed buildings would have proportions and appearance similar to modern agricultural buildings and in this respect would be acceptable and compatible with the existing Building 3. The proposed buildings would not, as a result of their position away from any neighbouring residential property, result in any materially detrimental loss of privacy, loss of daylight, overbearing impact or overshadowing. Building 4 would also provide a screen between the activities on the site and the residential properties to the south of the site. The proposed buildings would have an acceptable design and appearance and the development complies with ULP Policy GEN2.

11. CONCLUSION

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

- A The proposed development is acceptable in relation to the needs of the existing business
- B The design of the proposed development is acceptable

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no extensions or alterations shall be carried out (other than those expressly authorised by this or any other express permission) on any part of the site whether externally or internally without the prior written permission of the local planning authority.

REASON: Further expansion may be detrimental to the open and rural character of the surrounding countryside contrary to Policy S7 of the Uttlesford Local Plan (adopted 2005).

Application Number: UTT/14/1445/FUL



Address: Mawkinherds Farm High Easter Road Barnston



Scale: 1:6,958

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Department	Planning
Comments	
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