

Case No: 15/02297/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF AGRICULTURAL LAND AND ERECTION OF TWO PORTAL FRAMED BUILDINGS, ASSOCIATED EXTERNAL WORKS AND LANDSCAPING TO ALLOW FOR THE RELOCATION OF BEN BURGESS ELLINGTON. (AGRICULTURAL MACHINERY DEALERSHIP)

Location: LAND WEST OF BROOK FARM THRAPSTON ROAD ELLINGTON PE28 0AE (APPROX)

Applicant: BEN BURGESS HOLDINGS LTD

Grid Ref: 515332 272122

Date of Registration: 11.12.2015

Parish: ELLINGTON

RECOMMENDATION - REFUSE

This application is reported to the Development Management Panel as Ellington Parish Council's (PC) recommendation of approval is contrary to the officer's recommendation which is to refuse the application.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This proposal relates to a field in the open countryside to the west of Brook Farm, an existing industrial estate on the western edge of Ellington village. To the south and west is open countryside, to the north is the western carriageway of the A14 and beyond the A14 is open countryside. Brook Farm is a former farmyard comprising a range of relatively low range units. The site is not within a designated Conservation area but is within the Environment Agency (EA) Flood Zone (FZ) 3.
- 1.2 Council tax records indicate that Ben Burgess Ellington has been an existing tenant of Brook Farm since September 2013 and now wish to expand their business. Ben Burgess is a sui-generis business specialising in the sales and servicing of agricultural, construction and garden machinery (as indicated on their website). The proposal includes:
- Change of use of 2.738ha of agricultural land to agricultural machinery dealership.
 - Engineering works to create a new access, areas of hardstanding and 5 display pads.
 - Erection of 2 portal framed buildings
- *Building 1 - 10.5m(h) x 36.5m(w)x 42.5m(d) – to include meeting rooms, sales and showroom, parts store and workshop.
- * Building 2 – 8m(h) x 30m (w) x19m(d) - to be used as a combine showroom.

- 1.3 The hours of operation proposed are Mon- Friday – 07:30 – 19:00, Saturdays 07:30 – 18:00, Sundays and Bank Holidays – 07:30 – 12:30.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework 2012 (NPPF) sets out the three dimensions to sustainable development - an economic role, a social role and an environmental role - and outlines the presumption in favour of sustainable development. Under the heading of Delivering Sustainable Development, the Framework sets out the Government's planning policies for : building a strong, competitive economy; ensuring the vitality of town centres; supporting a prosperous rural economy; promoting sustainable transport; supporting high quality communications infrastructure; delivering a wide choice of high quality homes; requiring good design; promoting healthy communities; protecting Green Belt land; meeting the challenge of climate change, flooding and coastal change; conserving and enhancing the natural environment; conserving and enhancing the historic environment; and facilitating the sustainable use of minerals.

For full details visit the government website

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government>

3. PLANNING POLICIES

- 3.1 Saved policies from the Huntingdonshire Local Plan (HLP) (1995)
- E7: "Small Businesses"
 - E11: "Expansion of Existing Firms" –
 - En12: "Archaeological Implications" –
 - En17: "Development in the Countryside" –
 - En25: "General Design Criteria" –
 - CS8: "Water" –.
 - CS9: "Flood water management"
- 3.2 Saved policies from the Huntingdonshire Local Plan Alterations (2002)
- None relevant.
- 3.3 Adopted Huntingdonshire Local Development Framework Core Strategy (2009)
- CS1: "Sustainable development in Huntingdonshire" –
 - CS7: "Employment Land"
- 3.4 The Huntingdonshire Draft Local Plan to 2036
- Policy LP 6 'Flood Risk and Water Management'
 - Policy LP 13 'Quality of Design'
 - Policy LP 15 'Ensuring a High Standard of Amenit y'
 - Policy LP 17 'Sustainable Travel'
 - Policy LP 18 'Parking Provision'
 - LP 19 Supporting a Strong Local Economy
 - Policy LP 21 'Rural Economy'
 - Policy LP 31 "Heritage Assets and their Settings"

- 3.5 Supplementary Planning Document:
- The Huntingdonshire Landscape and Townscape Assessment 2007.

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4. PLANNING HISTORY

- 4.1 **15/02298/ADV** Two building mounted fascia signs, one pole mounted double sided free standing sign and three flag poles - Under consideration.
- 4.2 History Of Brook Farm:
8902079OUT : Hotel, golf course, club house and car parking with residential development -Withdrawn
9601672FUL: Change of use from agricultural to industrial, business or storage/ warehousing uses - Permission granted
9800565FUL : Change of use from redundant agricultural buildings to B1,B2 & B8 use & hardstanding, car parking & access - Permission granted
02/00320/FUL : Change of use and alterations to grain store building to form offices (B1) - Permission granted
0212901FUL : Change of use of concrete pad from agricultural storage to storage of generators (B8) - Refused
0300149FUL : Erection of satellite dish - Permission granted
0300322FUL : Change of use of concrete pad from agricultural storage to temporary storage of generators - Refused
1000887FUL: Installation of a 11kw turbine mounted on free standing steel lattice tower - permission granted
1101278FUL : Retrospective change of use of B1 office premises to B8 (storage) and D1 (Education and Training) mixed use, with ancillary retail use associated with the predominant D1 use – Permission granted
1400716FUL Change of use and extension to existing compound for storage of generators and erection of fencing

5. CONSULTATIONS

- 5.1 **Ellington Parish Council**: Recommend approval [SEE ATTACHED]
- 5.2 **HDC Environmental Health**: No Objection
- 5.3 **The Environment Agency**: No objection subject to a condition to ensure development is carried out in accordance with the submitted FRA.
- 5.4 **Cambridgeshire County Council Lead Local Flood Authority**: Objects – applicant has failed to demonstrate that their surface water drainage will not increase the risk of flooding elsewhere.
- 5.5 **Highways England**: No Objection
- 5.6 **Cambridgeshire County Council (CCC) Highways**: The transport /traffic impact section of the design and access statement indicates

the proposal simply replaces the currently used site but on a larger scale and therefore there would be no increase in vehicle movements associated with this application. Can this be confirmed with the applicant and if there is any increase in vehicle movements can this be quantified against the existing movements.

5.7 **Cambridgeshire County Council Archaeology:** Records indicate that the site lies in an area of high archaeological potential. Recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission

5.8 **Natural England:** No comments to make on this application.

6. REPRESENTATIONS

6.1 5 Objections to this proposal, including 1 from an existing business (Bee Crafty) within Brook Farm.

6.2 Objections:

- Development is out of proportion with the nature and size of the village. There has been substantial development already including Wooley Wind Farm, Buffaload and Mick George Aggregates. This will make a bad situation worse.
- This is a greenfield site and will double the size of Brook farm.
- Very few employees come from Ellington. An increase in staff will see an increase in traffic.
- Negligible employment benefits and minor benefits are lost in reduction of amenity.
- No current employees live in Ellington. 1 cycles in from Brington.
- It is submitted that there is no justification in employment terms and any increase in the number of jobs in the village will only serve to increase the number of people travelling to work into the village
- Setting and Visual Impact. The new buildings will be bigger and more visible.
- Visual impact on properties in Hillside Close.
- This application does not comply with policies.
- No effort to compare the labour market.
- Traffic and amenity –
- Current unit will be reoccupied increasing traffic, and the village has a disproportionate amount of heavy vehicular traffic at Ellington interchange.
- Already heavy vehicles using a 'village road' and already experiences noise 24/7 from trailers associated with Buffaload.
- This development is to store more, and larger vehicles, which can only mean more traffic.
- The village is slowly turning into an industrial estate without the roads to maintain it.
- Control of development. There is little confidence that this can be controlled. Buffaload is a prime example.
- Local Plan- Ellington has a disproportionate amount of industrial development.
- Opposition from villagers who spoke to PC meeting other than those with a financial interest. Hard to see where support is coming from.
- Disruption during development will have a devastating impact on existing business.
- General highways and pedestrian safety concerns.

- Wheelchair users would feel very uneasy wheeling around the car park alongside large, noisy vehicles that will probably neither see nor hear them.
- Brook Farm is already an extremely busy farm with a lot of traffic created by PE Generators especially at the top end of the farm where a shop is and where the new proposed site is going to be. Having extra traffic on top of that would create a difficult environment to work from and for people to feel safe.

7. ASSESSMENT

- 7.1 The main issues to consider are the principle of the proposal, impact on the character and appearance of the rural area, impact on amenity, parking and highway safety and flood risk.
- 7.2 A number of objections have been submitted drawing attention to the number of industrial uses in the village of Ellington, however, each application must be assessed on its own merits.
- 7.3 Brook Farm gained planning permission in 1996 and 1998 for change of use from agricultural use. More recently, Brook Farm gained planning permission in 2014 to extend into the open countryside for the storage of generators. It is noted that the planning permissions granted in 1996 and 1998 limited the use of the buildings to B1, B2 and B8. Paragraph 20 of the Planning, Design and Access statement states that the depot currently offers a sales area, service and part support function specialising in John Deere, the leading tractor franchise and Manitou machinery (telehandlers, rotating telehandlers, forklift trucks, warehouse equipment and aerial work platforms) – a sui-generis use. While planning permission has not been historically sought for this use on Brook Farm, at the time of writing this report, the principle of change of use of the current units is likely to be acceptable in principle against current planning policies, however, for certainty this would need to be determined via a planning application.

The Principle of Development:

- 7.4 Policy En17 of the HLP 1995 advises that development in the countryside should be limited to that which is essential to the function of the open countryside, while policy E11 advises that that The District Council will normally allow the expansion of existing firms providing the scale and location of development does not conflict with other local plan policies. This can include the edge of villages where the case for protecting existing employment or creating new employment is stronger than any environmental, amenity or other consideration. The applicant sells agricultural machinery, for the avoidance of doubt, this use does not fall within the definition of 'agriculture' for the purposes of planning policies.
- 7.5 The backbone of the NPPF is the presumption in favour of sustainable development. Section 3 of the NPPF advises that planning policies should support sustainable economic growth in rural areas, that there should be support for sustainable growth and expansion of all types of business and enterprise in rural areas. Paragraph 8 advises that to achieve sustainable development there must be economic, social and environmental gains in order to determine if this proposal is acceptable in principle.

- 7.6 Therefore, to assess this scheme in accordance with the NPPF and HLP policy E11, the social, environmental and economic impacts of the development must be further discussed.

- Social Impacts

The supporting information suggests that there will be an increase in employment from 8.5 full time equivalent (FTE) to 15.5 FTE, which would increase job opportunities in the local area.

- Environmental Impacts

Brook Farm is a former farm yard comprising low range buildings which has seen little visual improvement since permission was granted for change of use in 1996/1998. This development would see an extension of built form into the open countryside, resulting in the loss of existing agricultural land.

Flood Matters:

- 7.7 This site lies in EA FZ 3 and is accompanied by a Flood Risk Assessment. The western element of the site lies in SFRA (strategic flood risk assessment) zone 1:100.
- 7.8 The EA have no objection to the proposal, subject to the development being completed in accordance with the submitted Flood Risk Assessment, which includes raising of floor levels by 300mm above surrounding land. However, Cambridgeshire County Council in their role as lead Local Flood Authority do object to this scheme on the grounds of paragraph 103 of the NPPF. The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1 in 100 chance in any year critical storm event, including an appropriate allowance for climate change, will not exceed that of the existing site. This may increase the flood risk on site and in surrounding areas.
- 7.9 There is concern that while the buildings may not fall within the SFRA zone, they do fall within EA FZ 3.
- 7.10 Having regard to the concerns of the Lead Local Flood Authority (LLFA), no evidence has been submitted to outweigh flood risk concerns.
- 7.11 This proposal is contrary to paragraph 103 of the NPPF, policy CS8 of HLP 1995 and policy LP6 of The Huntingdonshire Draft Local Plan to 2036. This application will be refused for failure to demonstrate that this development will not increase flood risk.

Highway Matters:

- 7.12 It is proposed that the new development will be accessed via the existing access. The Planning statement does not anticipate any increase in vehicular movements, however, the application also suggests there will be 7.5 additional employees. It is for that reason that CCC Highways query the increase in vehicle movements. Given this application is to be refused on other matters, this additional information has not been sought to assess the impact on the public highway. Highways England have no objection to this scheme.

- 7.13 Concerns have been raised about internal traffic and vehicle movements, having regard to the operation of adjacent business including the movement of people including elderly people, wheel chair users and disabled people. These comments are noted but are related to vehicle movements on private land. Brook Farm has a wide variety of uses but planning legislation can only operate in the public interest, and for that reason concerns relating to parking and traffic control on private land must be addressed with the private landowner.
- 7.14 While the number of vehicle movements are unclear, it is not considered that a refusal of the scheme on this point alone would be a sustainable reason for refusal.

Archaeology:

- 7.15 Cambridgeshire County Council Archaeology:
Their records indicate that the site lies in an area of high archaeological potential, situated directly to the south of cropmark settlement and enclosures (Historic Environment Record reference MCB12700) and evidence of a medieval route way and medieval and post-medieval cultivation, visible as ridge and furrow (MCB12706 , MCB19375). In addition, to the north east is cropmarked evidence of an Iron Age square enclosure (MCB18436) and further evidence of ridge and furrow (MCB19375). While to the east is the medieval core of Ellington and medieval moated manor site (MCB4544).
- 7.16 CCC Archaeology recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to the granting of planning permission.
- 7.17 The applicant has failed to demonstrate that this proposal will not be harmful to the historic environment. As such, this proposal is contrary to Section 12 of the NPPF, HLP policy En12 and policy LP31 of The Huntingdonshire Draft Local Plan to 2036

Visual/Countryside matters:

- 7.18 Paragraph 111 of the NPPF advises Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. The applicant makes reference to other sites being located in rural areas but each application must be considered on its own merits, and in this location the site is a greenfield site and countryside policies apply.
- 7.19 The site is located in the open countryside, with no landscape buffer between the proposed development and the A14. When approaching the site from the west the long distance views are across open countryside, and the first buildings to be seen are those of Brook Farm which are agricultural in appearance. It is noted that 1 of the proposed buildings will be in excess of 10m tall, approximately 2.5m taller than the grain store visible from the A14. The pattern and scale of development, along with the advertising flags are not rural activities, and this proposal fails to integrate with the character and appearance of the open countryside.

- 7.20 Reference is made to wind turbines, however, a planning inspector deemed the turbines to be acceptable in their location.
- 7.21 Reference is made to Buffalo to the north of Ellington. For the avoidance of doubt Buffalo is located on a brownfield site, with historic planning permission for commercial use, and is therefore not comparable.
- 7.22 Reference is also made to Bee Crafty within Brook Farm. This is not directly comparable as it was for change of use within an existing brownfield site.
- 7.23 No evidence, has been submitted to outweigh the harmful visual impact of this proposal on the character and appearance of the open countryside. This proposal is therefore contrary to Paragraph 61 of the NPPF, HLP policy En25 and policy LP13 of The Huntingdonshire Draft Local Plan to 2036.

Ecology Matters:

- 7.24 The application is accompanied by an ecology report. Natural England raise no objection to the scheme.

Economic Benefits:

- 7.25 As identified above, it is acknowledged that this development would result in job creation, and continued spend within the district. However, the applicant has failed to demonstrate that there would be no other brownfield locations within the district that could achieve the same output, including redeveloping Brook Farm itself.

Conclusion/ acceptability in principle:

- 7.26 While job creation is welcomed, the applicant has failed to demonstrate that there is no alternative brownfield location that would meet the needs of the business. Furthermore, regard is had to
- the location of the development in FZ3, and the objection raised by the LLFA.
 - The lack of archaeological information, and the comments from Cambridgeshire Council's archaeology team who require archaeology to be surveyed as part of any application.
- 7.27 Based on the information submitted, it cannot be said that there is a rural justification or a proven requirement for the proposed location of the applicant's premises. It is acknowledged that NPPF supports economic growth. Nonetheless, the core principles of the Framework is to actively manage the pattern of growth and focus development in locations that are, or can be made sustainable. This proposal does not address those concerns, and therefore cannot be said to be sustainable.
- 7.28 Having regard to the social, environmental and economic dimensions of this proposal, this proposal is not considered to be sustainable development. No material evidence has been submitted to outweigh the identified harm, as well as the issues raised in respect of flooding and archaeology.

Impact on Residential Amenity:

- 7.29 The residents of concern would be Brook farm cottages. Given the location of the proposed development, and the hours proposed, it is not considered that this scheme would be materially more harmful to residential amenity.

Other matters raised:

- 7.30 Local residents have raised concerns stating that the PC did not represent the villagers that spoke at a meeting. The PC is a statutory consultee, and as outlined above this application is referred to members as officers have a contrary view to the PC. Any concerns about the conduct of the PC should be addressed to the relevant authority.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The applicant has failed to demonstrate that there is an essential need for this development in the open countryside. This development would be located in the open countryside, outside the built up area of Ellington and would be contrary to paragraph 14 of the NPPF, policies E11, En17 and En25 of HLP 1995, policies Lp1, LP13 and LP21 of The Huntingdonshire Draft Local Plan to 2036.
2. The applicant has failed to demonstrate that this scheme will not be detrimental to heritage assets, namely archaeology. This application is contrary to section 12 of the NPPF, policy En12 of HLP 1995 and policy LP31 of The Huntingdonshire Draft Local Plan to 2036
3. The applicant has failed to demonstrate that this scheme will not increase floodrisk elsewhere. This proposal is contrary to paragraph 103 of the NPPF, Policy CS8 of HLP 1995 and policy LP6 of The Huntingdonshire Draft Local Plan to 2036.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Clara Kerr Development Management Team Leader 01480 388434**

From: Clerk Ellingtonpc
<clerkellingtonpc@yahoo.co.uk>
Sent: 20 January 2016 06:29
To: Kerr, Clara (Planning Serv);
Control, Development
(Planning)
Cc: Keith KING; Mark Chapman;
dave58porter@yahoo.co.uk;
Eddie Woods; Jill Elliot; Richard
Walters
Subject: Re: Ben Burgess & Co Ltd
Attachments: Ben Burgess Planning
Application.docx

Hi Clara

Please find attached the response from Ellington
PC - also attached. Thanks, Darren.

15/02297/FUL:

Change of use of agricultural land and
erection of two portal framed buildings,
associated external works and landscaping
to allow for the relocation of Ben Burgess
Ellington (Agricultural Machinery Dealership)
Land West of Brook Farm, Thrapston Road,
Ellington

Recommendation: **Approval**

Comments.

There was a full debate amongst
Councillors, together with 4 members of the
public who objected to the application.

The main concerns from the objectors were:

- the size of the development in relation to the site, and in relation to the size of the village
- The cumulative effect of industrialization from this application and the neighbouring Buffaload Logistics site
- Visual impact for residents of Windmill close and Hillside Close
- Increased traffic for employees of the site and customers

A letter was read out from the Owner of Bee Crafty (a tenant at one of the Brook Farm commercial units) who was concerned about the impact on her business during the construction works – some customers and students may be alarmed about the safety and traffic implications and reduce custom. Mr Turner, the applicant stated that the majority of the works would take place during week days, and not the weekend, which was when the Bee Crafty business was the busiest.

Comments in favour of the application were:

Enables the business to continue and expand. Members wished to support an existing local business

Increased local employment opportunities

Farm machinery has evolved and become very large and they physically struggle to operate out of their existing premises efficiently anymore.

Opportunity to reinstate a footpath linking the site to Thrapston Road

The site would be screened to minimize the impact for nearby residents

Traffic impacts would be minimal as the business is for large farm machinery which does not have a significant throughput of potential customers. Experience to date from the existing site is that traffic generated by the site is negligible.

After a full debate, a motion to refuse the application was not seconded. A motion to approve the application was seconded and approved by 4 votes to 1.

Members requested the following conditions were applied to the application if the District Council granted planning permission:

Adequate Screening and planting on site

Repair and improvement of the existing footpath linking the site to Thrapston Road. Footpath to be brought up to same standard as new path to Buffaload

Conditions to ensure that the hours of lighting and the direction and design do not cause visual harm to neighbours and residents from Windmill Close and Hillside Close

Consideration is given during construction works to its impact on neighbouring businesses, including keeping the entrances clear, clearing mud in the accesses and car parks, and reducing traffic movements during the weekend when construction works are taking place.

Protection of the access to be crafted to avoid intimidating customers

Consideration of a timber cladding to soften appearance
Moving the waste transfer station as far from the village as possible

Moving the vehicle cleaning to ensure noise impact on village is acceptable

Conditions on the field used to store old vehicles to prevent it becoming a scrapyards

Condition to ensure category of use is restricted to current use to provide some protection to the village from widening type of activity without seeking planning permission

Darren Tysoe Clerk, Ellington Parish Council.
07940 870 259

From: "Kerr, Clara (Planning Serv)"
<Clara.Kerr@huntingdonshire.gov.uk>
To: 'Clerk Ellingtonpc' <clerkellingtonpc@yahoo.co.uk>
Sent: Thursday, 14 January 2016, 17:13
Subject: FW: Ben Burgess & Co Ltd

Dear Ellington PC,

Please note the receipt of this letter which will also be put in the public domain. I will highlight 1 obvious inconsistency and that is the employee numbers – the application form states 16 employees proposed (1 part time).

Any other queries, please come back to me. I have taken the case over from James Lloyd.

Many thanks and kind regards,
Clara.

Clara Kerr
Development Management Team Leader – Strategic Team
Development Services
Corporate Delivery
Huntingdonshire District Council

DDI: 01480 388434
Fax: 01480 388472
Mail: clara.kerr@huntingdonshire.gov.uk

Please note that the comments within this e-mail are informal officer opinion only and are made without prejudice to the determination of any application for this site.

From: Jayne Simpson
[\[mailto:JayneSimpson@benburgess.co.uk\]](mailto:JayneSimpson@benburgess.co.uk)
Sent: 13 January 2016 13:06
To: Kerr, Clara (Planning Serv)
Subject: Ben Burgess & Co Ltd

Sent on behalf of:

Ben Turner
Managing Director
Ben Burgess & Co Ltd
07787 554 324

Jayne Simpson
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Ben Burgess & Co.

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15/02297/FUL:

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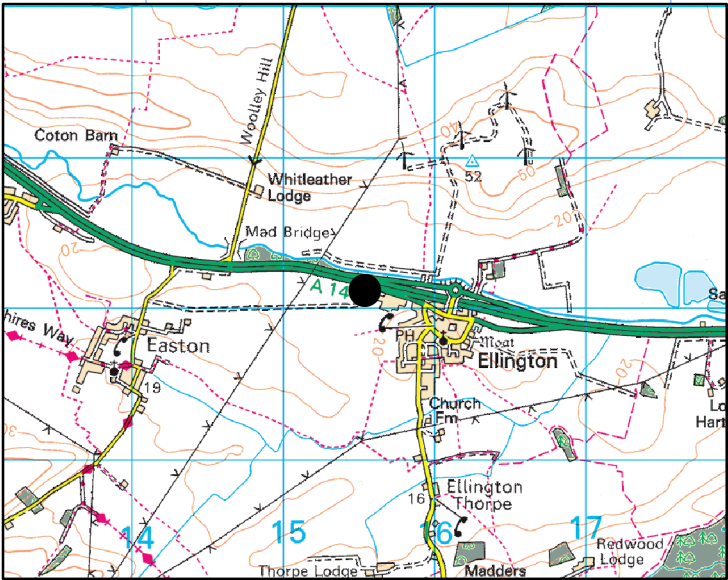
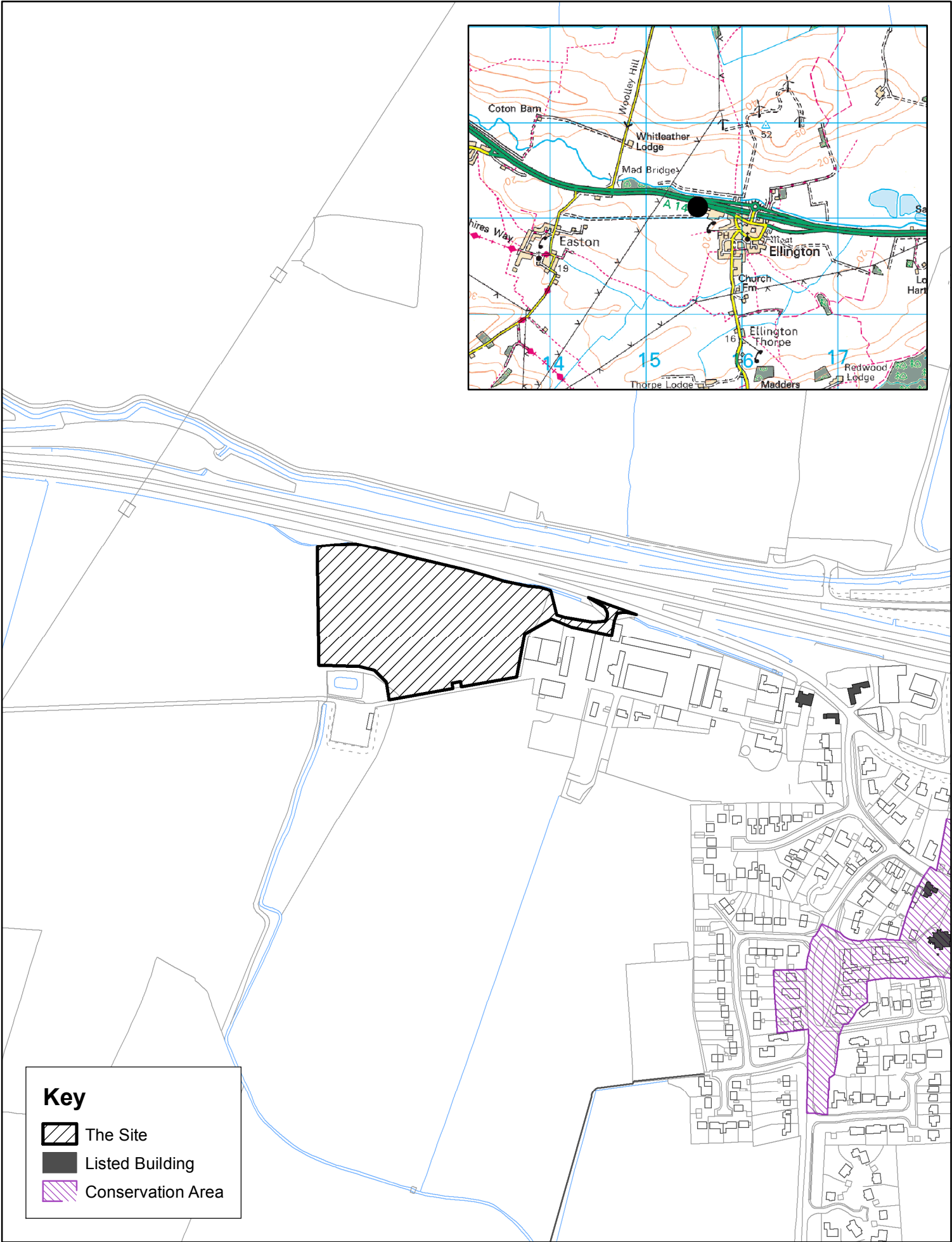
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- Repair and improvement of the existing footpath linking the site to Thrapston Road. Footpath to be brought up to same standard as new path to Buffaload
- Conditions to ensure that the hours of lighting and the direction and design do not cause visual harm to neighbours and residents from Windmill Close and Hillside Close
- Consideration is given during construction works to its impact on neighbouring businesses, including keeping the entrances clear, clearing mud in the accesses and car parks, and reducing traffic movements during the weekend when construction works are taking place. Protection of the access to be crafted to avoid intimidating customers
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- Condition to ensure category of use is restricted to current use to provide some protection to the village from widening type of activity without seeking planning permission

Development Management Panel



Scale =1:5,000
Date Created: 27/01/2016

Application Ref: 15/02297/FUL
Location: Ellington

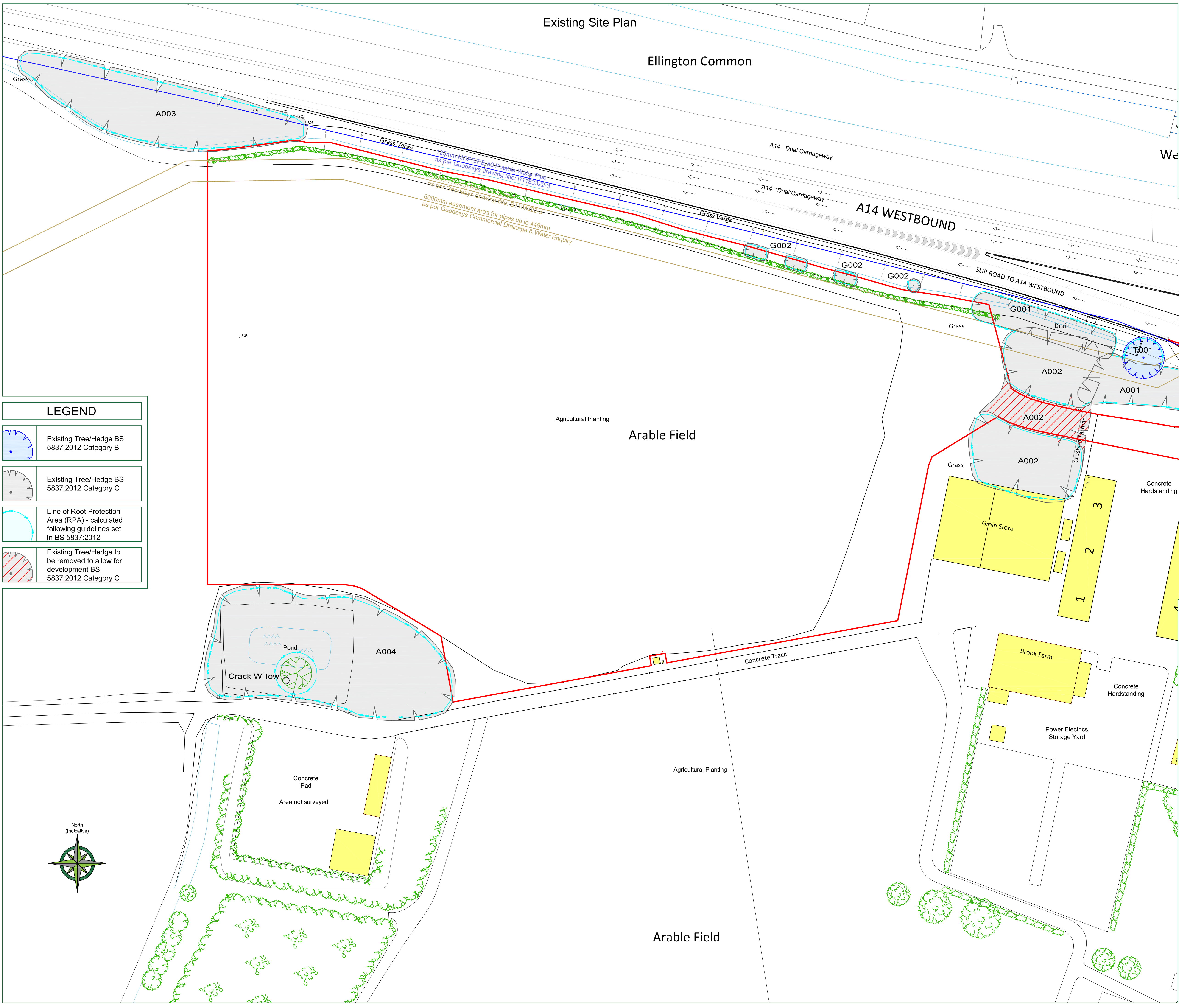


Key

The Site

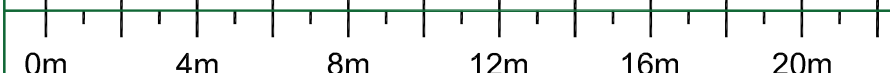
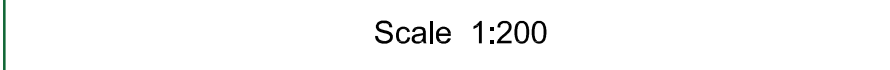
Listed Building

Conservation Area



CATEGORY AND DEFINITION	
Trees unsuitable for retention	
Category U	Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
NOTE:	
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.	

LEGEND	
	Existing Tree/Hedge BS 5837:2012 Category B
	Existing Tree/Hedge BS 5837:2012 Category C
	Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
	Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C

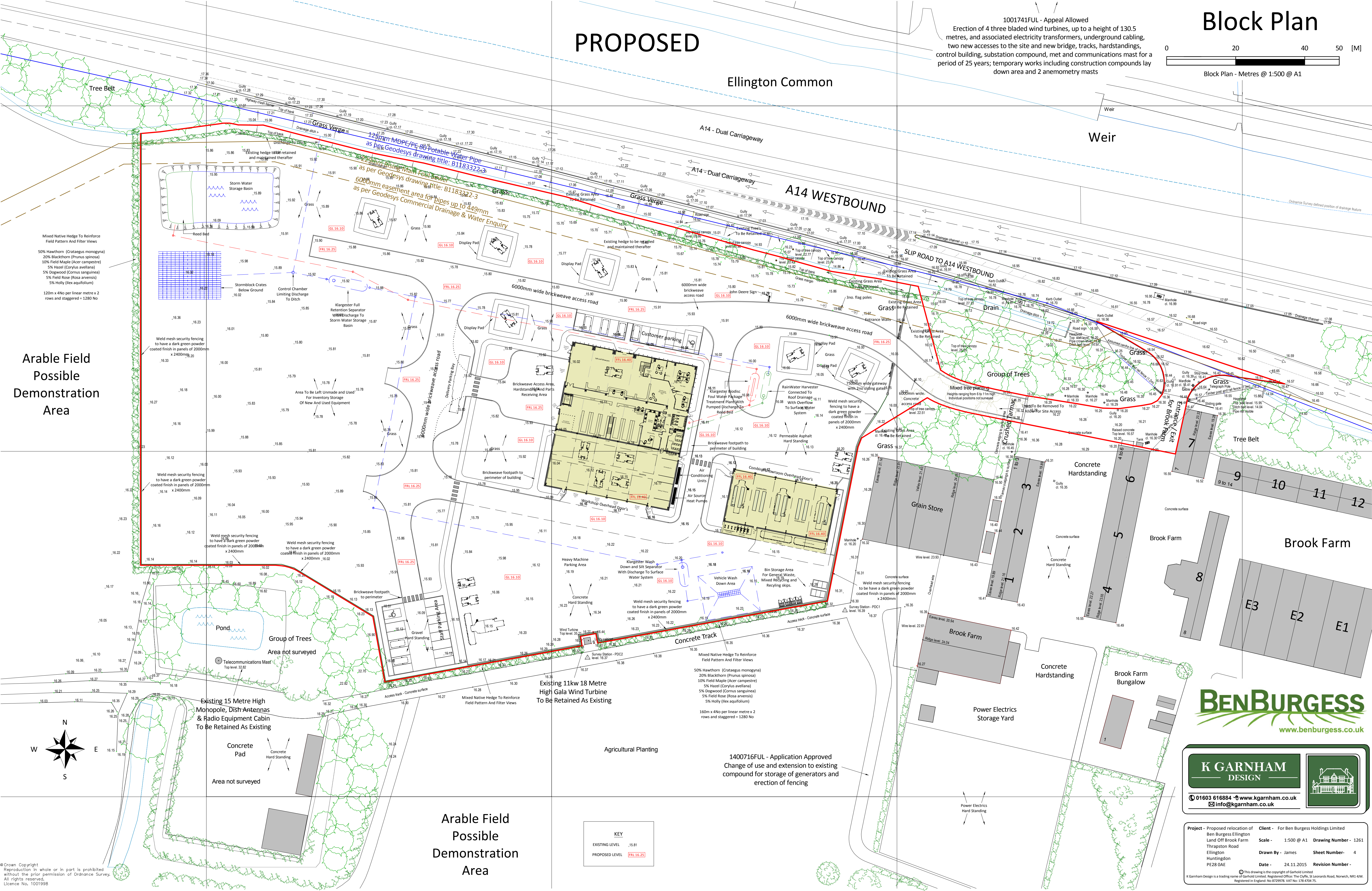
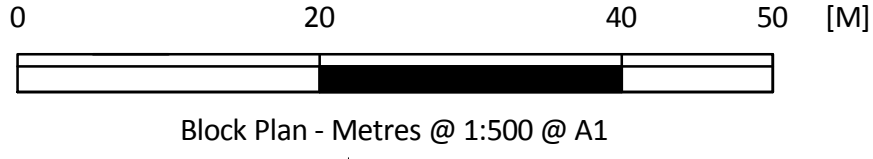
-	12/06/15	KFJ	Based on K Garnham Design Location Plan Drawing: 1200 Sheet 1 and Proposed Block Plan Drawing 1200 Sheet 4
Rev:	Date:	By:	Revision:
The position, condition, and dimensions of the trees are based on a site survey undertaken on 02/06/15			
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"			
Scale 1:500			
			
Scale 1:200			
			
			
HAYDEN'S Arboricultural Consultants			
© HAYDEN'S 2015			
5 Moseleys Farm Business Centre Fornham All Saints, Bury St Edmunds Suffolk IP28 6JY			
Web Page: www.treesurveys.co.uk		Tel: 01284 765391 Mobile: 07850 167400 Twitter: @treesurveyors Email: info@treesurveys.co.uk	
Client:		Drawing Title:	
K Garnham Design		TS & AIA	
Site:			
Land at Brook Farm, Thrapston Road, Ellington, Huntingdon, Cambridgeshire, PE28 0AE			
Date:	12/06/15	Drawn By:	KFJ
Cad File Ref: C:\NPro\4753-D-1 - Land at Brook Farm Ellington - TS & AIA.dwg			
Scale:	1:500 (A0)	Checked By:	PH
Drawing No:		4753-D-1	Rev:
			-

Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited

PROPOSED

Block Plan

1001741FUL - Appeal Allowed
Erection of 4 three bladed wind turbines, up to a height of 130.5 metres, and associated electricity transformers, underground cabling, two new accesses to the site and new bridge, tracks, hardstandings, control building, substation compound, met and communications mast for a period of 25 years; temporary works including construction compounds lay down area and 2 anemometry masts



Arable Field
Possible
Demonstration
Area

Arable Field
Possible
Demonstration
Area

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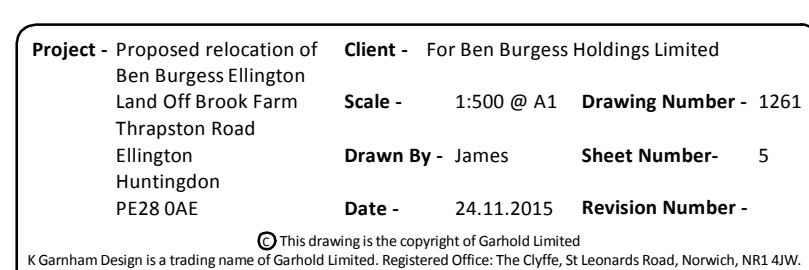
K GARNHAM DESIGN
01603 616884 www.kgarnham.co.uk
info@kgarnham.co.uk

Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE	Client - For Ben Burgess Holdings Limited	Scale - 1:500 @ A1	Drawing Number - 1261
	Drawn By - James	Sheet Number - 4	
	Date - 24.11.2015	Revision Number -	

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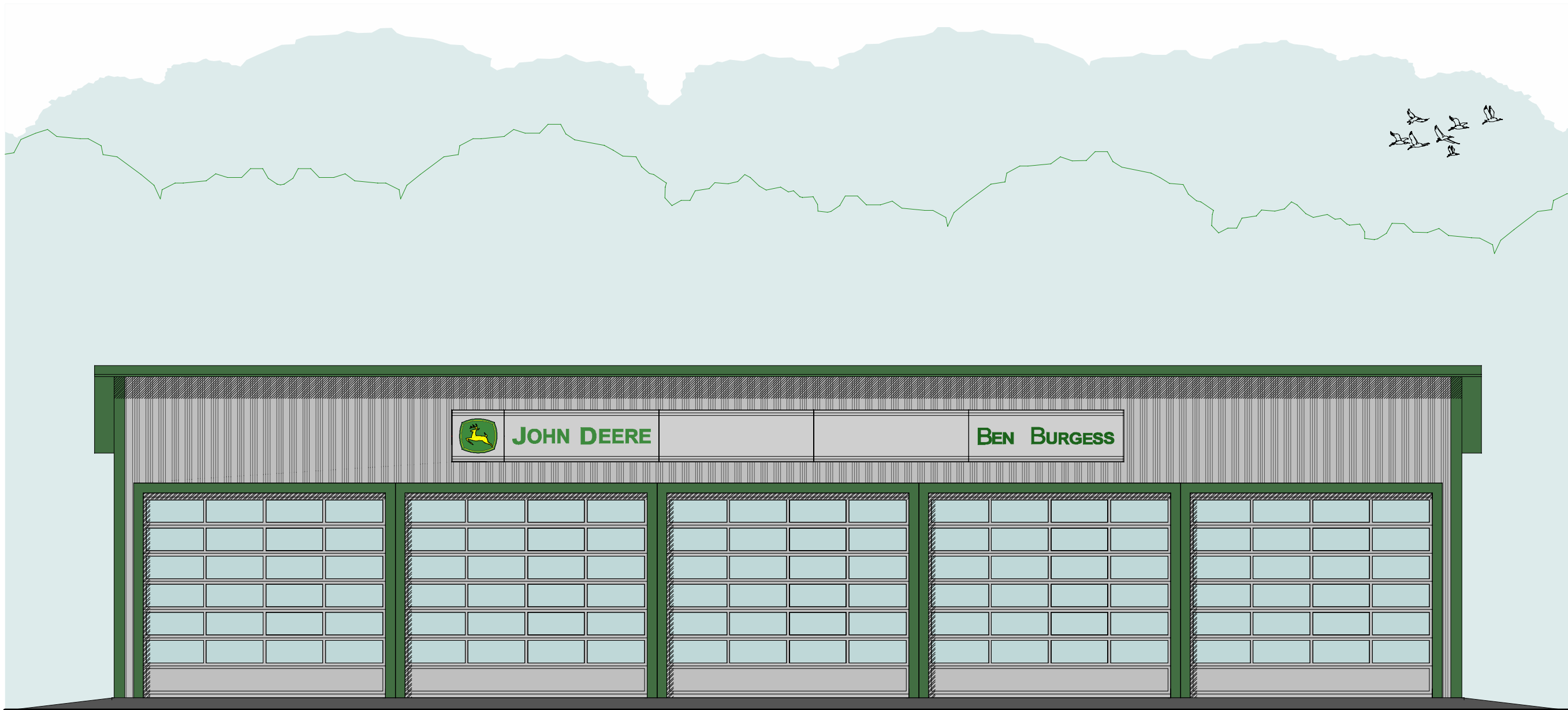
Block Plan

Block Plan - Metres @ 1:500 @ A1

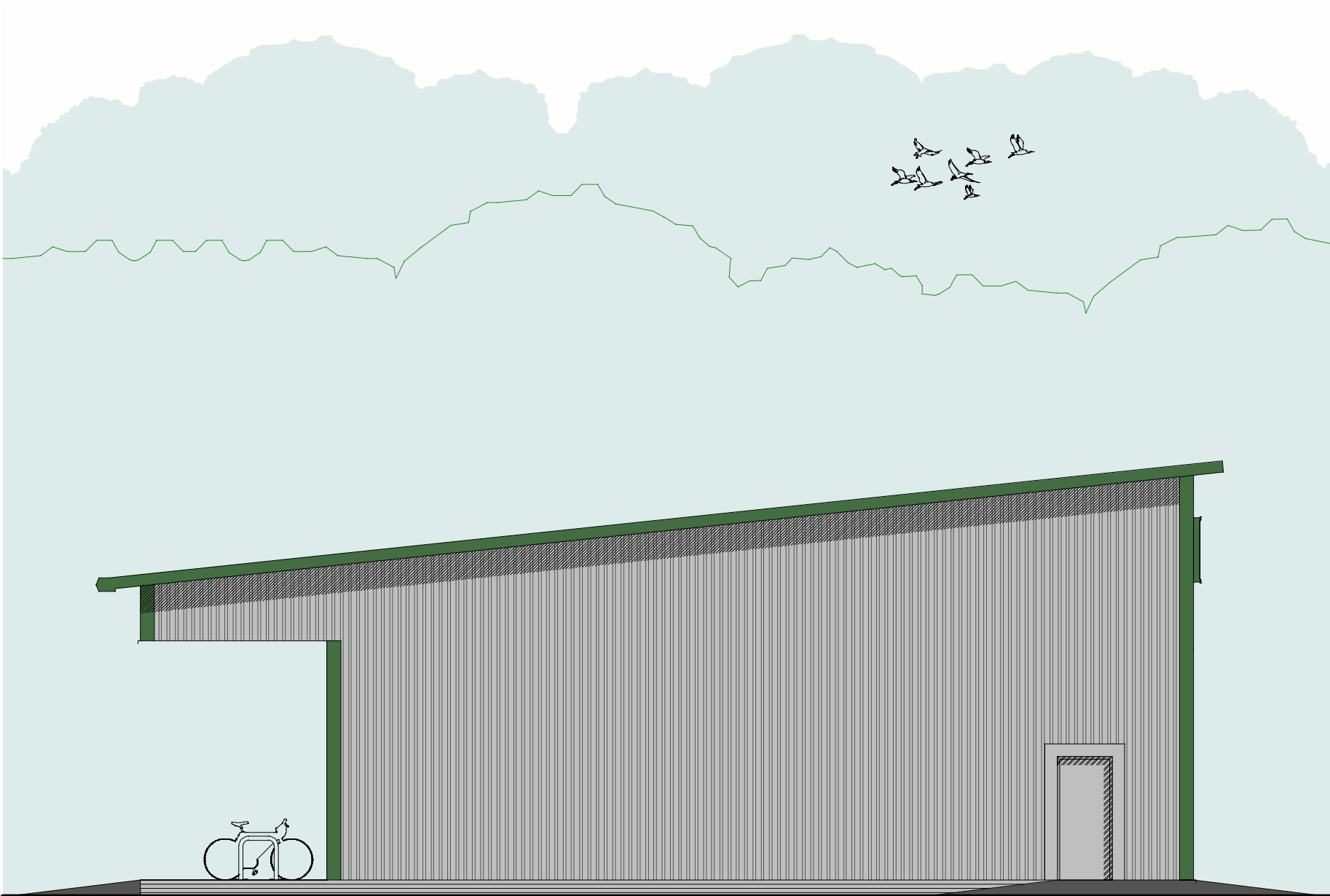


Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited

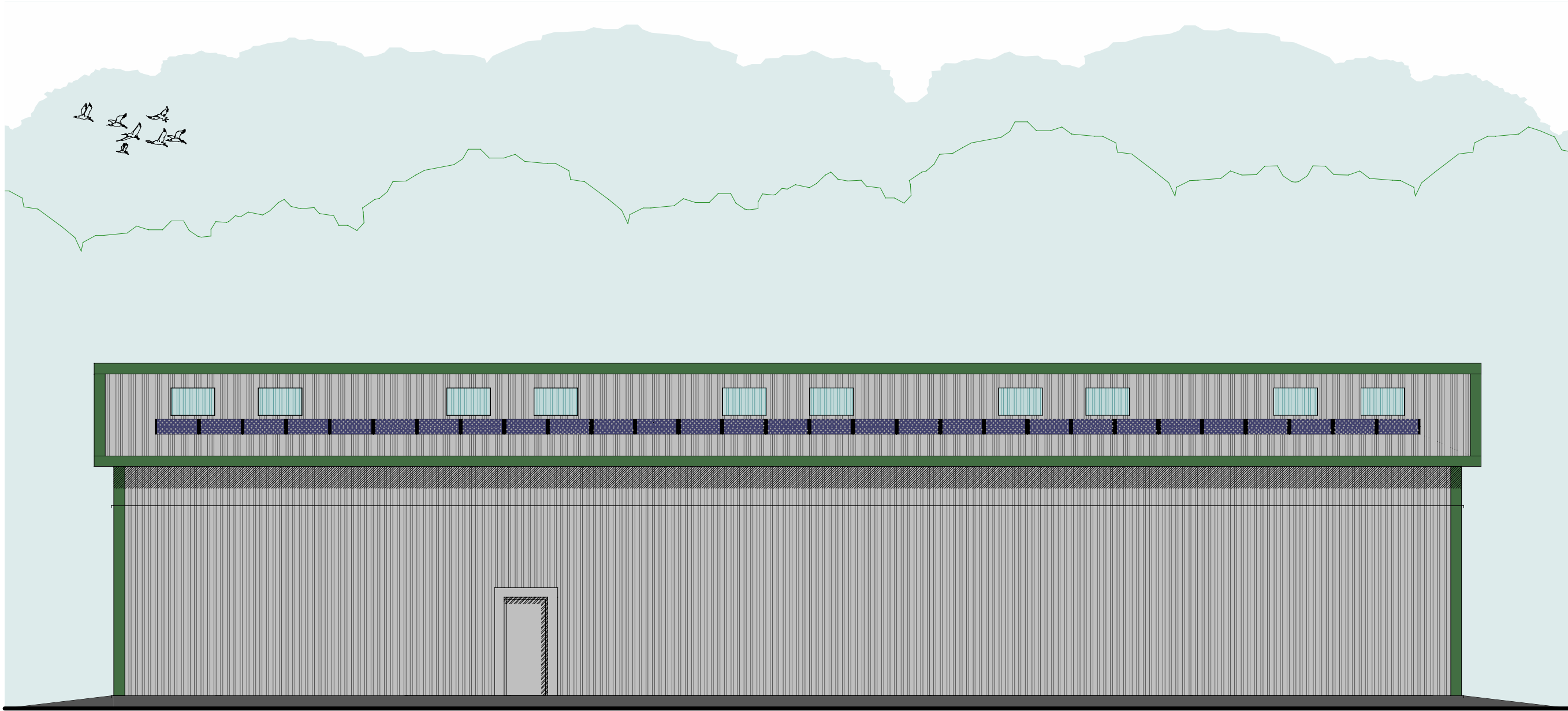
ELEVATIONS



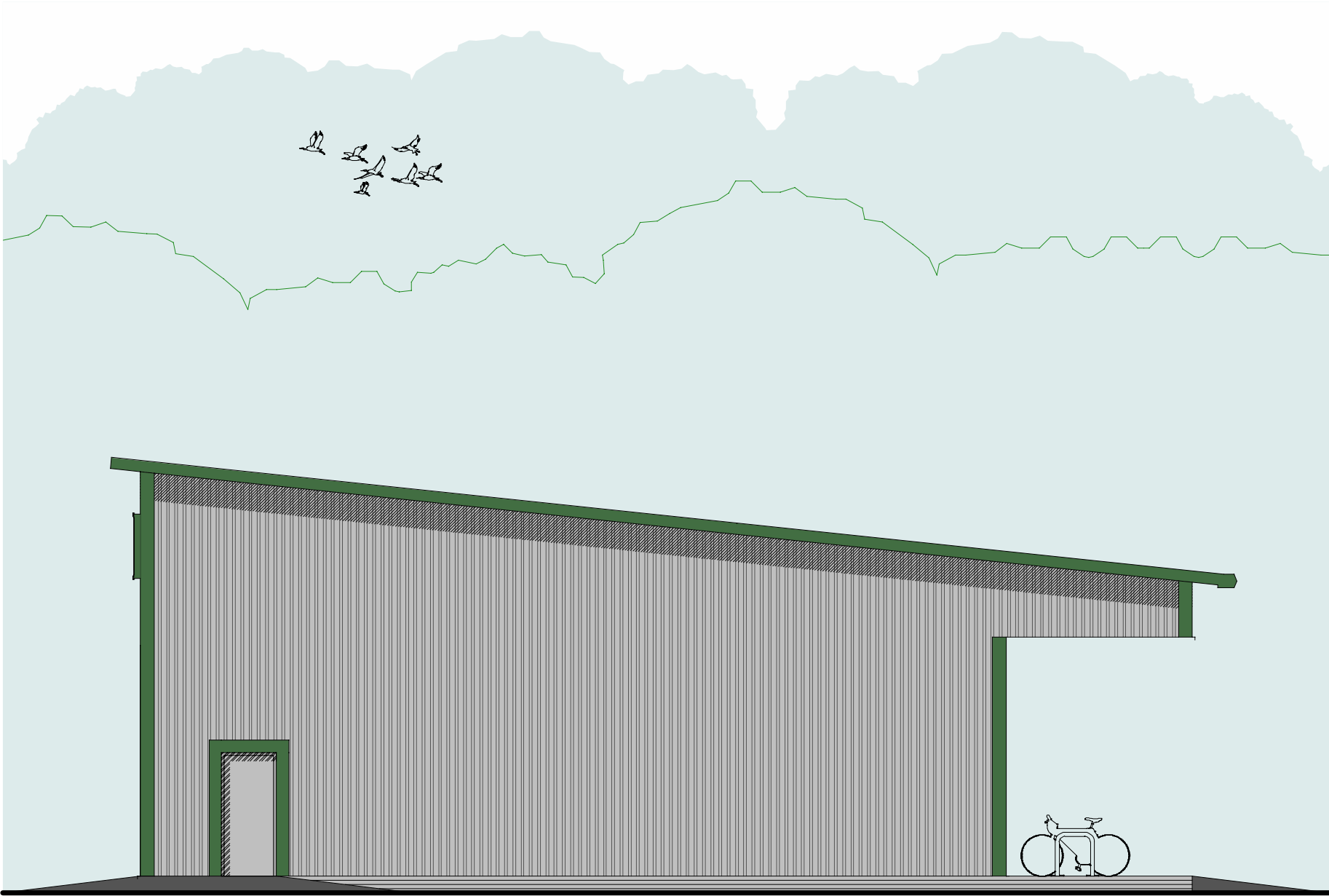
NORTH ELEVATION



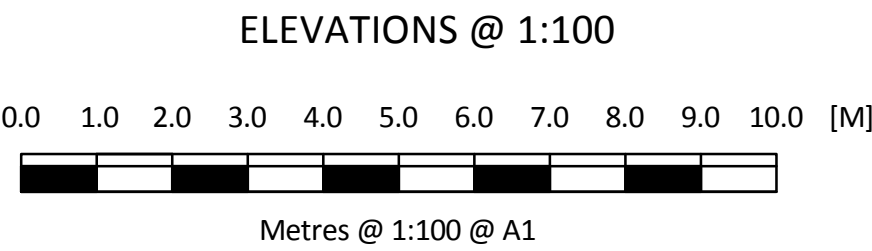
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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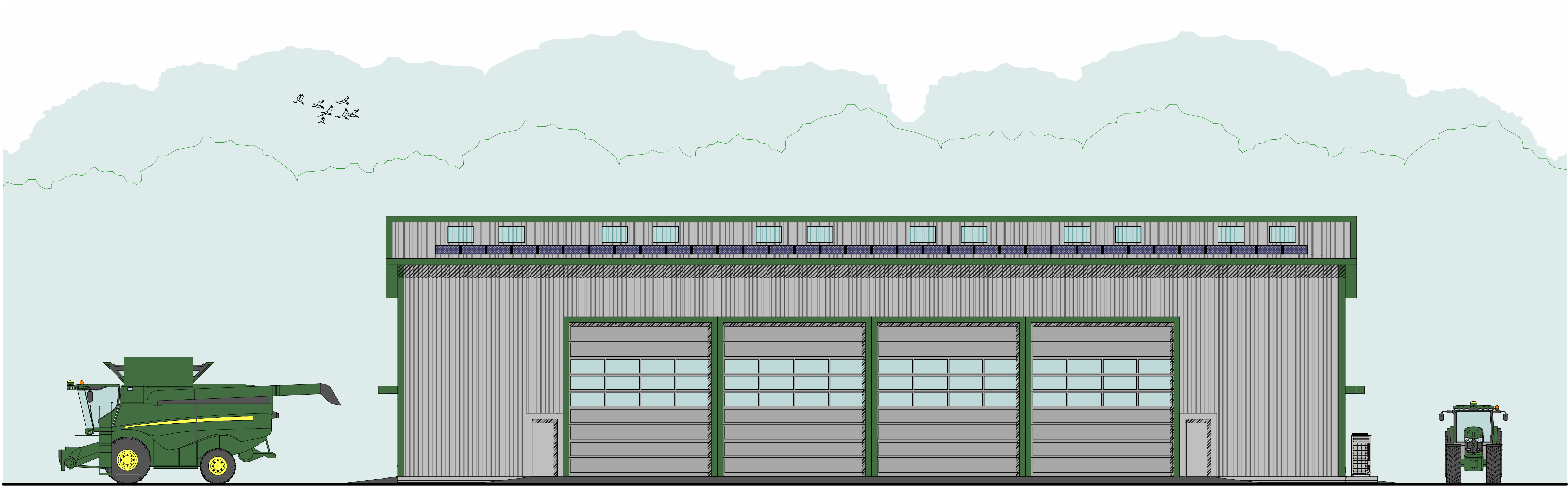
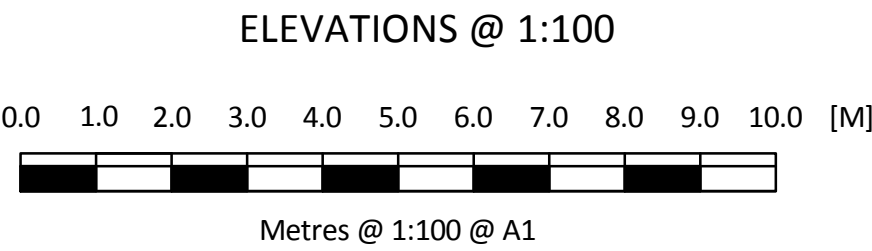
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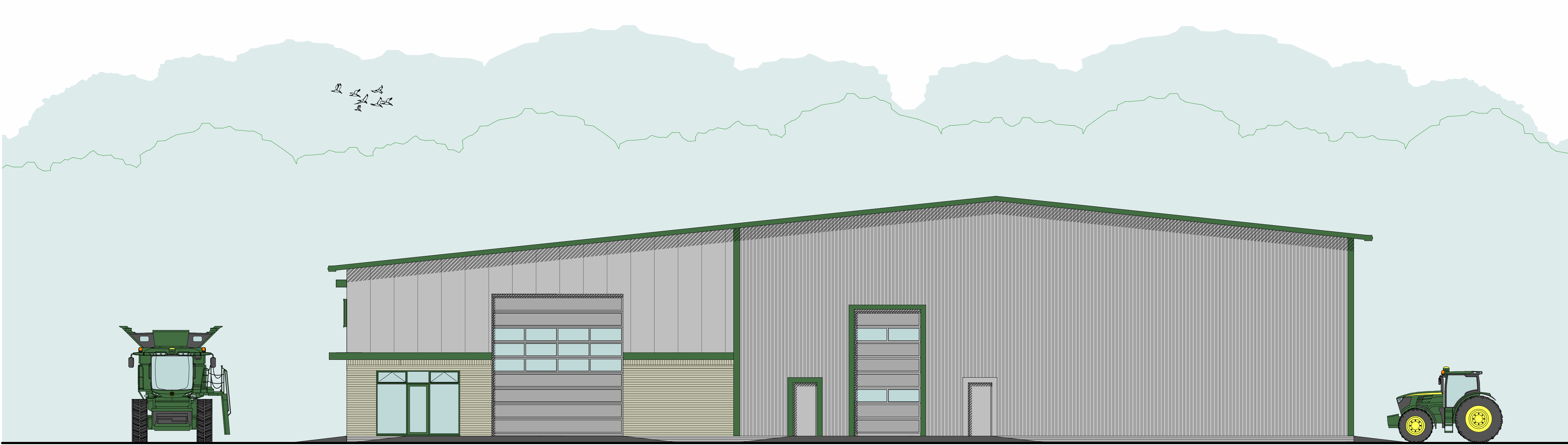
Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE Client - For Ben Burgess Holdings Limited Scale - 1:100 @ A1 Drawing Number - 1261 Drawn By - James Sheet Number - 13 Date - 24.11.2015 Revision Number -
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Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited

ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

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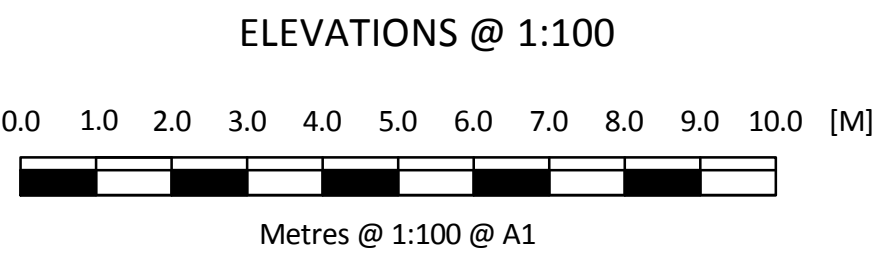
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Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE Client - For Ben Burgess Holdings Limited Scale - 1:100 @ A1 Drawing Number - 1261 Drawn By - James Sheet Number - 11 Date - 24.11.2015 Revision Number -
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Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

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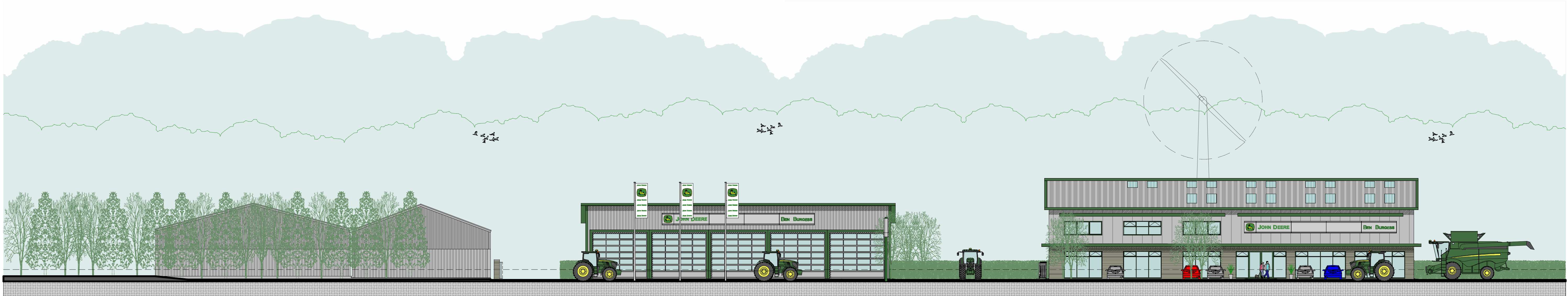
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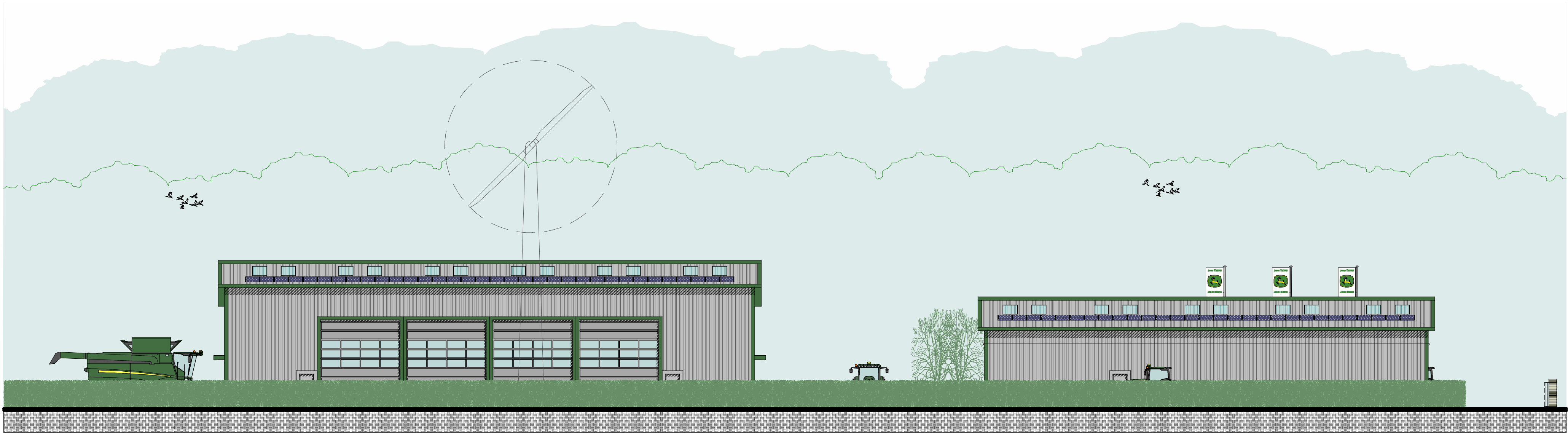
Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE Client - For Ben Burgess Holdings Limited Scale - 1:100 @ A1 Drawing Number - 1261 Drawn By - James Sheet Number - 10 Date - 24.11.2015 Revision Number -

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Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited



NORTH SCENE - FRONTING A14 WESTBOUND



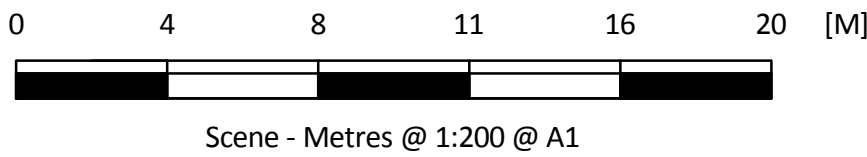
SOUTH SCENE



EAST SCENE

SCENES

SCENES @ 1:200



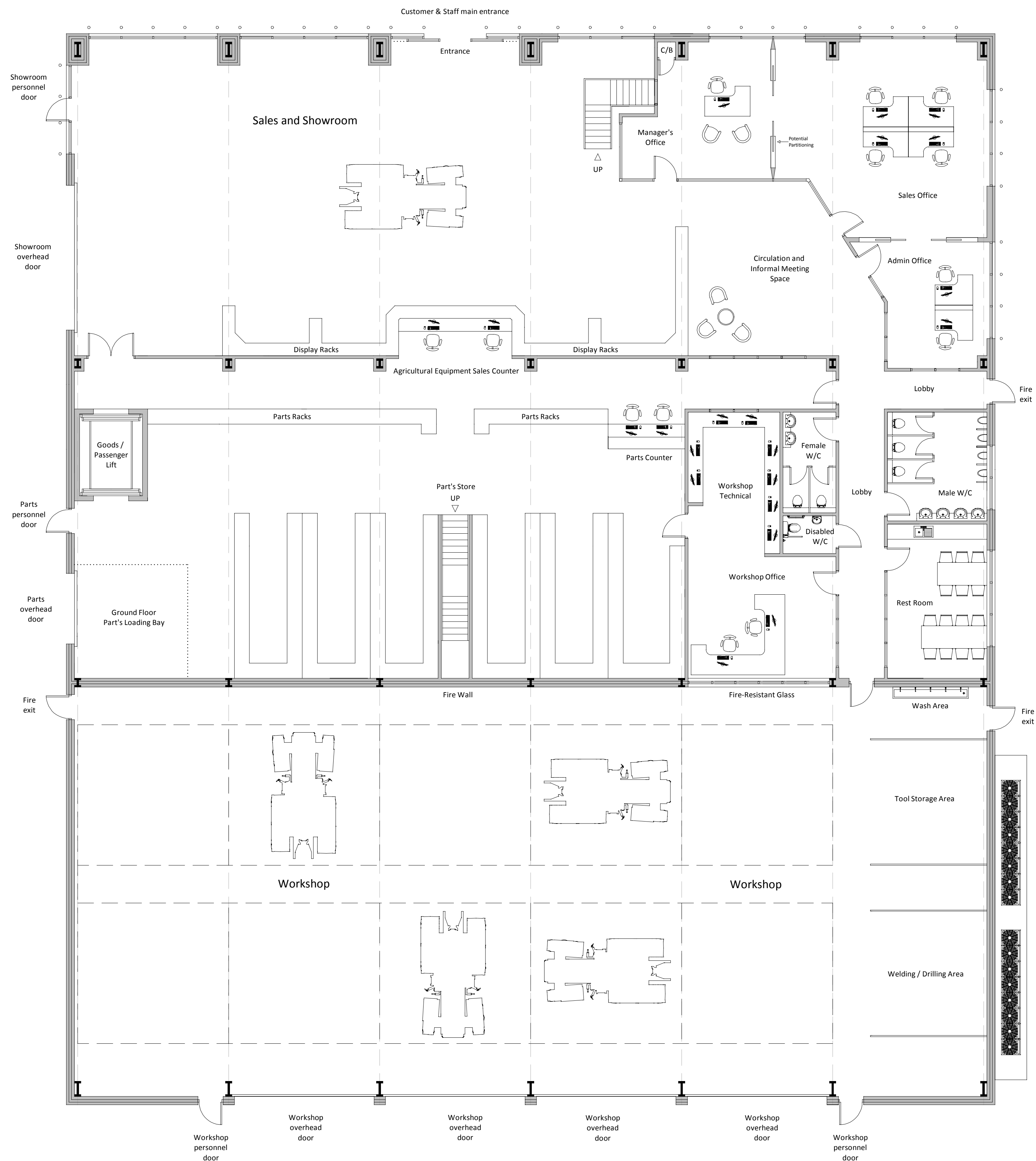
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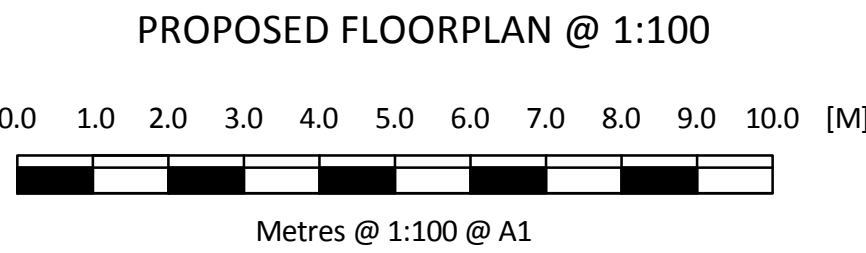
Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE	Client - For Ben Burgess Holdings Limited	Scale - 1:200 @ A1	Drawing Number - 1261
	Drawn By - James	Sheet Number - 14	
	Date - 24.11.2015	Revision Number -	

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Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited



GROUND FLOOR LAYOUT PLAN



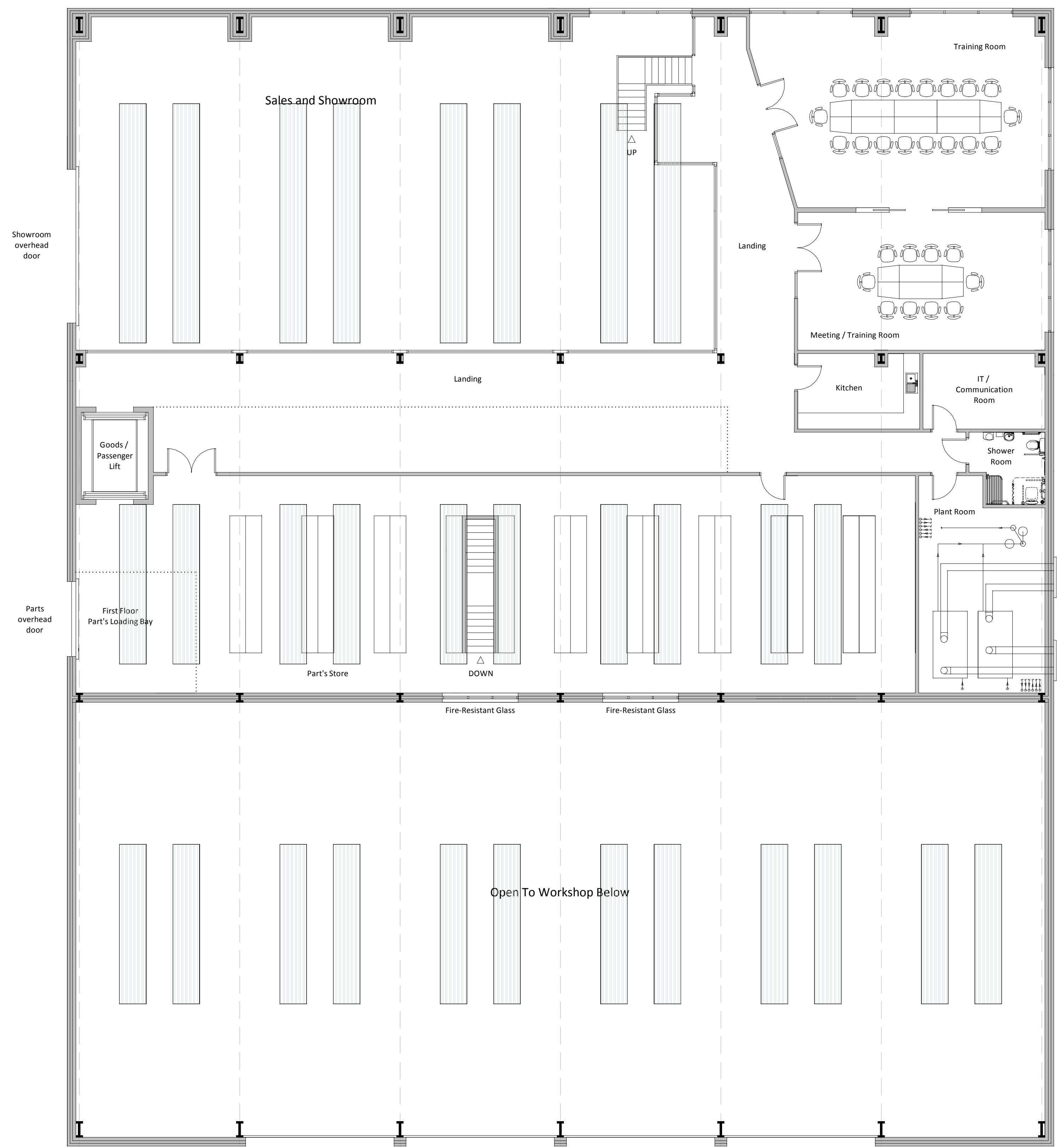
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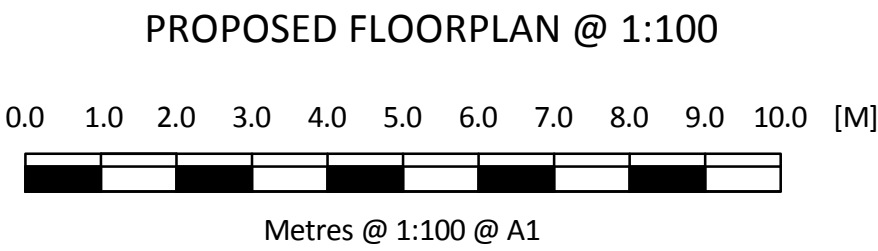
Project - Proposed relocation of Ben Burgess Ellington Land Off Brook Farm Thrapston Road Ellington Huntingdon PE28 0AE	Client - For Ben Burgess Holdings Limited	Scale - 1:100 @ A1	Drawing Number - 1261
	Drawn By - James	Sheet Number - 6	
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Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited



FIRST FLOOR LAYOUT PLAN



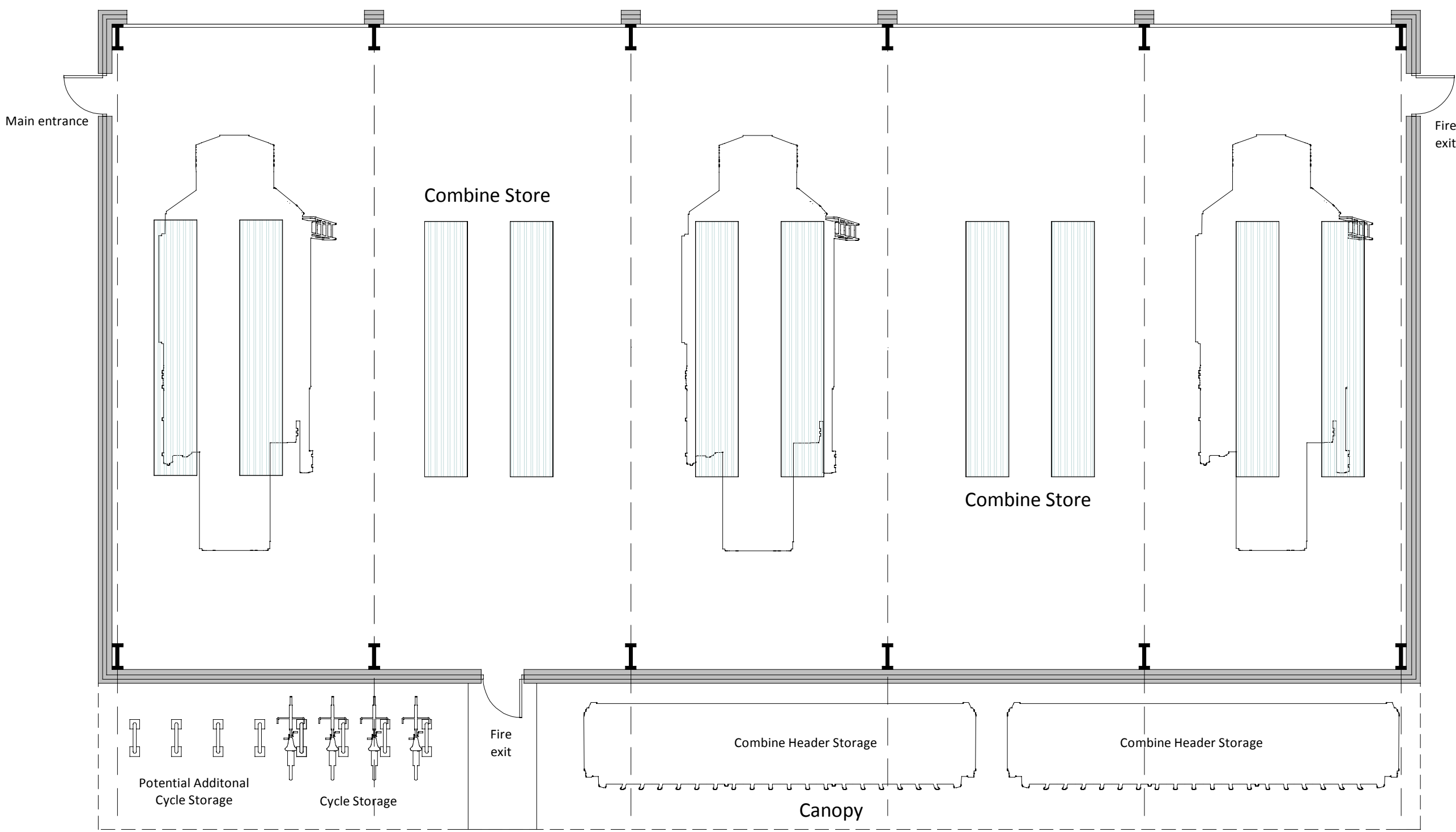
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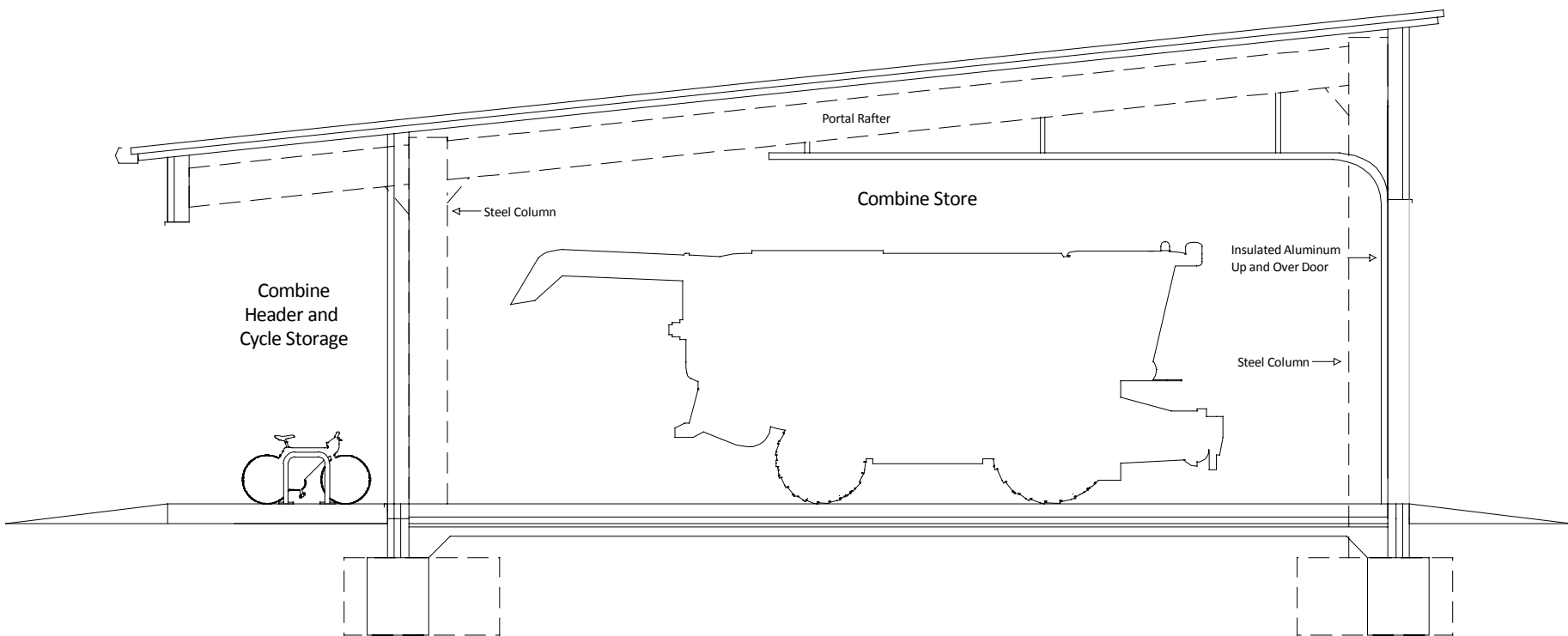
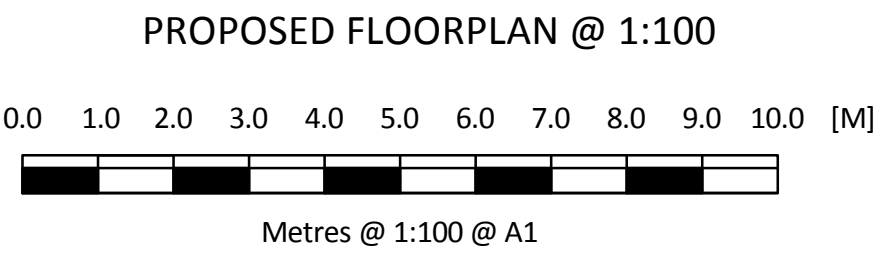
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	Date - 24.11.2015	Revision Number -	

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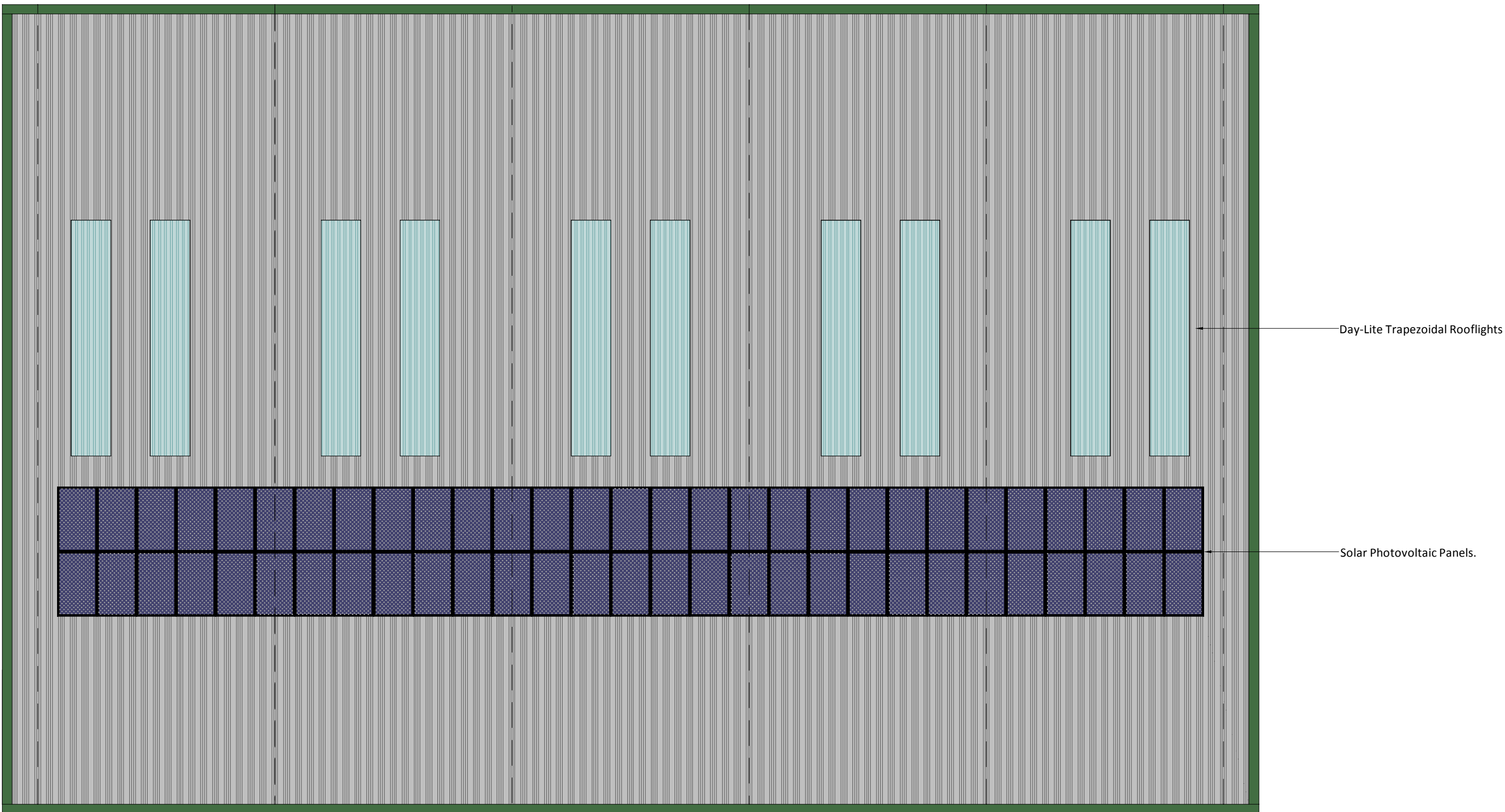
Proposed relocation of Ben Burgess Ellington, Land Off Brook Farm, Thrapston Road, Ellington, Huntingdon, PE28 0AE For Ben Burgess Holdings Limited



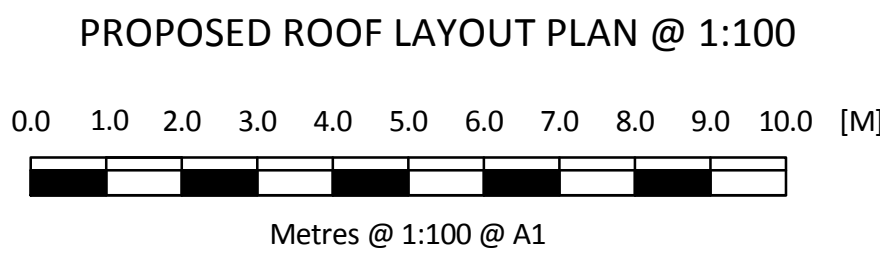
GROUND FLOOR LAYOUT PLAN



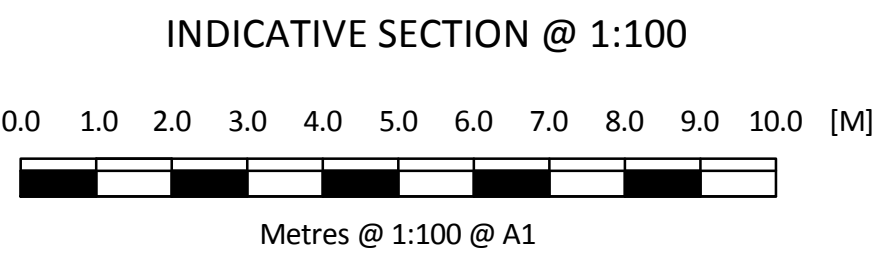
INDICATIVE SECTION



ROOF LAYOUT PLAN



INDICATIVE SECTION



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Client - For Ben Burgess Holdings Limited
Scale - 1:100 @ A1
Drawing Number - 1261
Drawn By - James
Sheet Number - 12
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