

Case No: 15/02226/FUL (FULL PLANNING APPLICATION)

Proposal: CHANGE OF USE OF LAND FROM AGRICULTURE TO RESIDENTIAL CURTILAGE, ERECTION OF STABLE BUILDING AND ADDITIONAL WORKSHOP UNITS (PART RETROSPECTIVE)

Location: GAULT HILL FARM COOKS LANE SAWTRY PE28 5XQ

Applicant: MR AND MRS J VELLA

Grid Ref: 519571 284558

Date of Registration: 27.11.2015

Parish: CONINGTON

RECOMMENDATION - REFUSE

This application is referred to the Development Management Panel as Parish Council's recommendation of approval is contrary to the Officer's recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application relates to an existing dwelling and workshops that are situated in an isolated position in the open countryside. The property is sited approximately 2 miles to the east of the nearest settlement, of Sawtry, and 1 ½ miles to the east of the A1 trunk road. The site is accessed via a track from the Old Great North Road.
- 1.2 The existing building has a rural courtyard appearance. The curtilage of the site wraps around the north and east of the building, with some open amenity space to the west. The central parts of the courtyard are used for parking. There is an existing farm access point close to the eastern side of the existing building.
- 1.3 Since 1997 the building received planning permission for alterations to facilitate a mix of a residential use, and workshops, with associated offices. The building has since been extended and now has a permitted use as a dwelling, and a mix of B1 business uses.
- 1.4 The application seeks permission to change the use of the land to the west into a paddock, to erect stables in the north east corner of the site, and the land directly to the north is proposed to be included in the residential curtilage. A new building is also proposed to facilitate a new workshop/business use on the eastern side of the existing courtyard building. The building is proposed to be single storey. A new access point to the far eastern side of the site would be constructed to give access to a parking area to the rear of the proposed building.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (2012) 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 (1995)
- E7: "Expansion of small businesses"
 - E11: "Expansion of Existing Firms"
 - En17: "Development in the countryside"
 - En25: "General Design Criteria"
 - R2: "Recreation"
- 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 Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013)
- LP1: "Strategy and Principles for Development"
 - LP11: "The Relationship between the built-up area and the countryside"
 - LP13: "Quality of Design"
 - LP15: "Ensuring a high standard of Amenity"
 - LP17: "Sustainable Travel"
 - LP18: "Parking Provision"
 - LP19: "Supporting a strong local economy"
 - LP21: "Rural economy"
 - LP22: "Tourism, sport and leisure development"
 - LP26: "Homes in the Countryside"
- 3.5 Landscape and Townscape Assessment (2007)

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

4. PLANNING HISTORY

- 4.1 This site has an extensive planning history.

0702888FUL erection of garage and workshop following the demolition of a former wagon shed – approved 11.1.07

0303305FUL change of use of part of building from business (B1) office to unit 2 – approved 16.12.04

0301594FUL variation of condition of 97800821 to permit use to unit 1 – approved 5.8.03

9700821FUL for alterations and part change of use to dwelling with workshops & associated offices – approved 16.7.97

9500115FUL change of use to 2 industrial units – approved 16.6.95

9301124FUL conversion of farm buildings to dwelling – refused 16.1.93, a subsequent appeal was dismissed.

5. CONSULTATIONS

- 5.1 **Sawtry Parish Council** recommends the application is approved – good use of a brown fill site/no visual impacts/in keeping with existing buildings/small business use.

The officer response can be found in the main body of the report

- 5.2 **County Highways Authority** – no objections are raised, however further information required about the existing and proposed use of the buildings/units in particular vehicle movements

Officer response - Members will be fully updated prior to the meeting once the information from the planning agent has been received and the highways engineers have been re-consulted.

6. REPRESENTATIONS

- 6.1 Due to the isolated nature of the site, no consultation letters were generated or posted. There have been no third party responses received to the site notice posted close to the site.

7. ASSESSMENT

- 7.1 The main issues to consider are the principle of the development, the impacts upon visual amenity and highway safety.

Extension to the business use –

- 7.2 One of the core principles of the National Planning Policy Framework is to protect the intrinsic character and beauty of the countryside whilst aiming to support rural communities within it, in creating a prosperous rural economy. Policy En17 of the Local Plan restricts new development in the countryside unless it is essential for the efficient operation of local agriculture. The adopted Core Strategy

(2009) accepts that rural areas are important contributors to the local economy in terms of providing tourism and leisure activities, with the prime aim of supporting sustainable development. Policy CS7 promotes employment uses on brownfields sites or in sustainable locations. The Local Plan – 2036 also supports sustainable growth, subject to certain criteria. Policy LP21 gives support for employment uses falling within the B classes in the countryside, subject to the site being in (a) defined established employment area, (b) or the reuse of buildings or land, (c) for the expansion of an established business within its existing operational site; and (d) where office floorspace is limited to a maximum of 600 square metres. The site lies in the Fen Margin Landscape character area of the Landscape and Townscape Assessment (2007), which is generally characterised by a low lying gentle slopes, with sparsely populated landscape.

- 7.3 The historic plans submitted with previous planning applications dating back from 1997 marks out the application site close to the eastern and northern side of the building with amenity green space to the west. The site operations have, until recently, been contained within the bounds of the site. The applicants/owners of the site have now purchased the land around the site, which has historically been used for agricultural purposes. Two of units (unit 1 and 2) have business uses operating within the premises independent of the site owners. The other parts of the building are used for a mix of a residential use and workshop.
- 7.4 The proposal seeks, amongst other things to erect a new building for business purposes.
- 7.5 The site is situated in an isolated area, and in the open countryside. The NPPF advises that for developments to meet the aims of sustainable development, the need to travel should be minimised. Policy LP17 of the Local Plan – 2036 reflects this advice in terms of promoting sustainable forms of travel. The new proposed building is not contained within the existing site area where a number of business uses exist. The new parking layout indicates provision is made for a larger expansion of the business uses at the site, which in turn would result in further use of vehicles visiting the site.
- 7.6 The current building contributes to the character of the countryside due to its shape and form, and continued containment within the site area, which forms a courtyard style building reflecting the former agricultural uses. The new proposed building, whilst being attached to the existing building, does not sit within the original application site, and extends into land associated with agriculture. This part of the development therefore does not represent the re-use of land, as a brownfield site, as defined in Policy CS7 of the Core Strategy or the NPPF.
- 7.7 The proposed new building is not consistent with existing courtyard shape or form, and would create an awkward juxtaposition with the existing building, eroding the appearance of the site when viewed from the open countryside. The amount of hardstanding required to provide the new parking area and access point, would further formalise the site, which is contrary to the expectations of planning policy which seeks to preserve the intrinsic value and beauty of the countryside.

- 7.8 It is for these reasons that the principle of the expansion of the business use is not acceptable, as it does not fulfil the requirements of local or national planning policy in terms of sustainable development and impacts upon the countryside.
- 7.9 This part of the proposal is therefore contrary to Planning Policies E7, E11 and En25 of the Local Plan 1995, Policy CS1 and CS7 of the Adopted Core Strategy, and policies LP13, LP17 and LP21 of the Local Plan – 2036.

Stables, paddock and amenity space -

- 7.10 The proposal also includes the erection of stables, the use of the land to the west of the building as a paddock for private use, and for the land to rear (north of the building) to be used for residential purposes as amenity space.
- 7.11 The proposed stable building would be used for leisure/private purposes by the applicants/owners of the site. National and Local planning policy promotes the use of the countryside for leisure purposes.
- 7.12 Planning policies broadly aim to restrict non-essential development in the countryside to protect it for its own sake. Policy En17 restricts non-essential development in the countryside. However, this policy also refers to outdoor recreation as being one of the exceptions to the normal policies of restraint, and emerging policy LP21 of the Draft Huntingdonshire Local Plan to 2036 (Stage 3, 2013) supports operational development within the countryside where (amongst other exceptions) it relates to equine development. In addition, the National Planning Policy Framework (2012) does not specifically refer to private 'domestic' equestrian uses but supports sustainable rural leisure developments that benefit businesses, communities and visitors in rural areas and which respect the character of the countryside.
- 7.13 Given the general conformity of the local policies with the aim of the NPPF in this regard, it is considered that these policies can be accorded substantial weight as referred to in paragraphs 215 and 216 of the NPPF.
- 7.14 In this case, the proposal is not 'essential' development but would support a private outdoor recreation activity; the keeping of horses; promoting a healthy, active lifestyle by enhancing sport and recreation facilities and, the fact that the proposal would not result in the loss of the highest grade agricultural land, have all being taken into account. The principle of this part of the proposal is therefore considered to be justified and has no significant traffic implications as the proposal is for a private, non-commercial use.
- 7.15 Emerging policy LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) advises that a proposal for the erection of an outbuilding which is ancillary to an existing home in the countryside will be supported where it is well related to the home, of a scale consistent with it and where it remains ancillary to the home.

- 7.16 The proposed stable has been designed to reflect the rural nature of the site. The proposed design and materials of the stable block are considered acceptable and the siting of the stables close to the associated dwelling ensures that when viewed in context, the proposed stables would appear as part of the amenity land proposed with this application. Such developments are not unusual in the countryside and given the design and materials of the proposed building, the development would appear typical within its context.
- 7.17 It is therefore considered the proposed stable would not have an unduly harmful impact upon the character and appearance of the countryside, in accordance with the aims of the National Planning Policy Framework (2012) and saved policies En25 and R2 of the Huntingdonshire Local Plan (1995), policy CS1 of the Adopted Huntingdonshire Local Development Framework Core Strategy 2009, policies LP1, LP13, LP22 and LP26 of the Draft Huntingdonshire Local Plan to 2036: Stage 3 (2013) and the guidance of the Huntingdonshire Design Guide Supplementary Planning Document 2007 and the Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document 2007.
- 7.18 There is no objection to the use of the land to the west as paddock as this is permitted as a countryside activity.

Highway safety:

- 7.19 The site is served by the existing access from Cooks Lane. There have been no objections raised on highway safety grounds, as the site is not served from a classified road. However, further information has been requested with regards to the proposed vehicle movements associated with the extension to the business use at the site. Members will be fully updated prior to the meeting once the information from the planning agent has been received and the highways engineers have been re-consulted.

Conclusion:

- 7.20 The proposal to expand the existing business use outside the containment of the existing built envelope would result in an erosion of the rural appearance of the existing site and building, having an unnecessary impact on the wider countryside; In addition the further development of site for business purposes would result in unnecessary further vehicle movements to the site. The proposal is therefore contrary to planning policies that seek to protect the character of the open countryside, and meet the aims of sustainable development, such as policies E7, E11 and En25 of the Local Plan 1995, and policies CS1 and CS7 of the Adopted Core Strategy, and policies LP1, LP13, LP17 and LP21 of the Local Plan – 2036, and the NPPF.
- 7.21 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that planning permission be refused.

8. RECOMMENDATION – REFUSE for the following reasons:

1. The proposal to expand the existing business use outside the containment of the existing built envelope would result in an erosion of the rural appearance of the existing site and building, having an unnecessary impact on the wider countryside. The further development of site for business purposes would result in unnecessary further vehicle movements to the site. The proposal is therefore contrary to planning policies that seek to protect the character of the open countryside, and meet the aims of sustainable development, such as policies E7, E11 and En25 of the Local Plan 1995, and policies CS1 and CS7 of the Adopted Core Strategy, and policies LP1, LP13, LP17 and LP21 of the Local Plan – 2036, and the NPPF.

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 **Linda Walker Development Management Officer 01480 388411**

Huntingdonshire DC Public Access

From: caroline bradley <coningtonpc@gmail.com>
Sent: 23 December 2015 14:32
To: DevelopmentControl
Subject: Application ref: 15/02226/FUL Gault Hill Farm Cooks Lane Sawtry

With reference to the above application. The Parish Council met on the 21st December and unanimously agreed, to recommend APPROVAL based on the following:

No visual impact from the road as the build will be behind existing buildings

Good use of brown fill site

In-keeping with existing buildings

Workshop will have no impact on road use, etc. as the space is intended for small artisan business only

Yours faithfully

Caroline Bradley
Clerk to the Parish of Conington

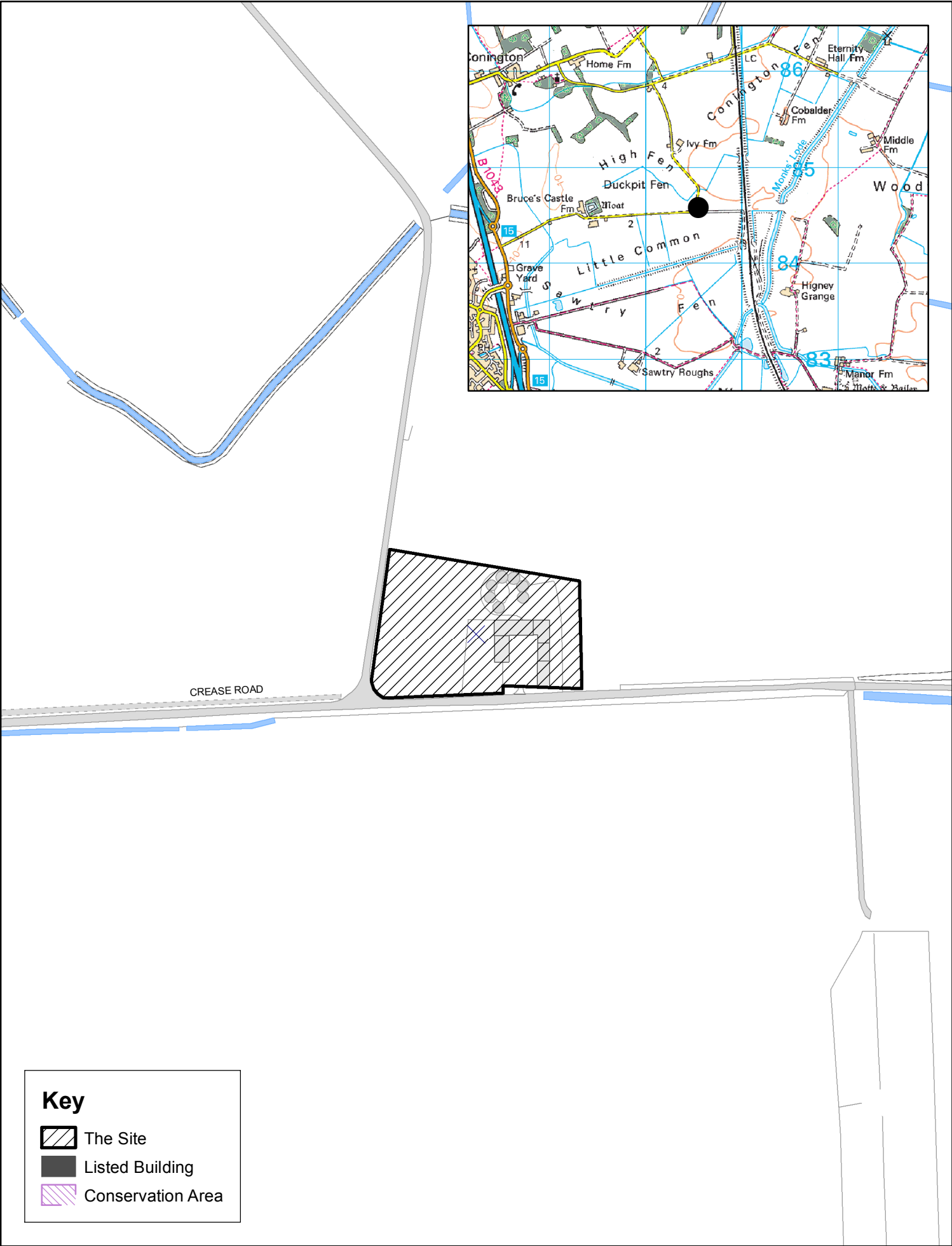
Development Management Panel



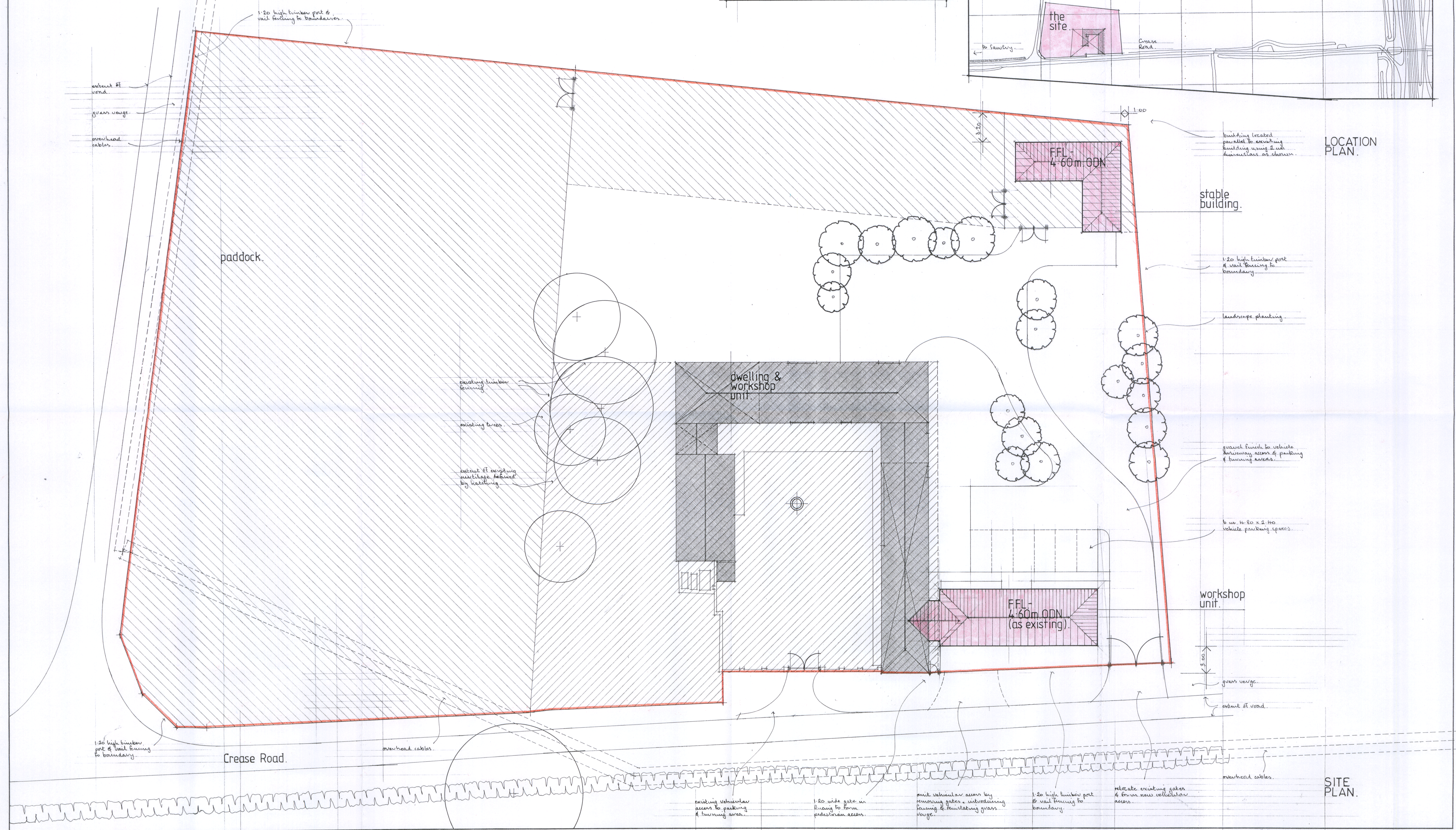
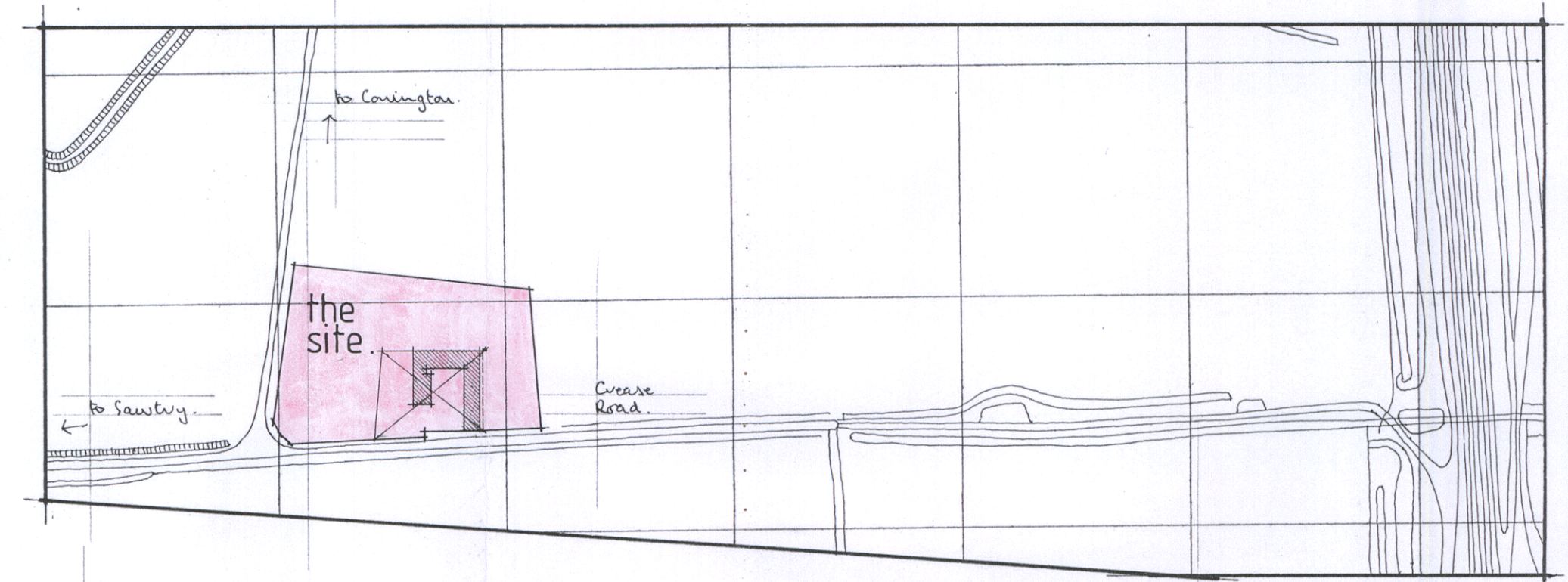
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Date Created: 04/04/2016

Application Ref:15/02226/FUL
Location: Connington

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Ordnance Survey HDC 100022322



NOTE -
To be read in conjunction with
topographical survey shown on
drawing no. ASC.15.594 prepared by
Associated Surveying Consultants.



JOHN HUGGINS

"CHERIASH",
RAVELEY ROAD,
WOODWALTON,
HUNTINGDON,
CAMBS

REVISIONS

DATE

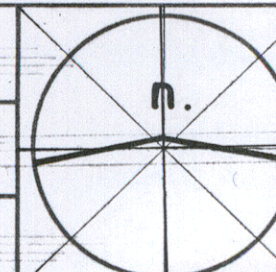
15 February 2016

SCALE

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DRAWN

JH

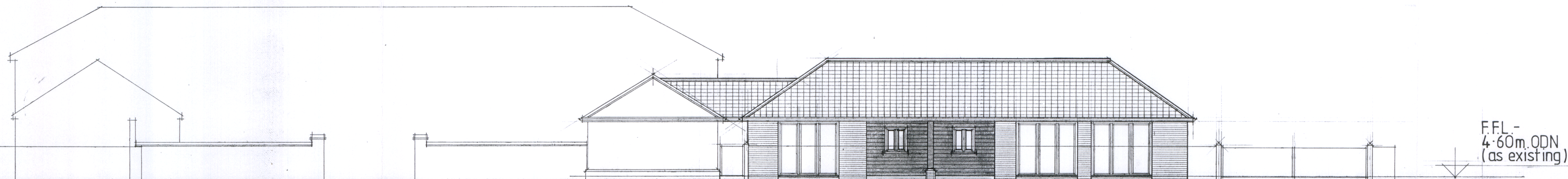


CHANGE-OF-USE OF LAND FROM AGRICULTURE TO
RESIDENTIAL CURTILAGE & ERECTION OF STABLE
BUILDING & ADDITIONAL WORKSHOP UNIT AT
GAULT HILL FARM CREASE ROAD, SAWTRY
CAMBRIDGESHIRE FOR MR. J. & MRS. C. VELLA.

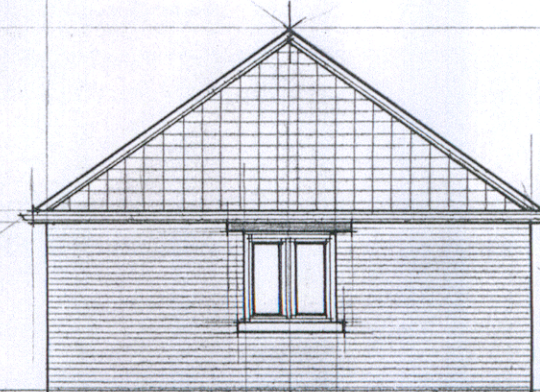
DRAWING NO.

1277/6

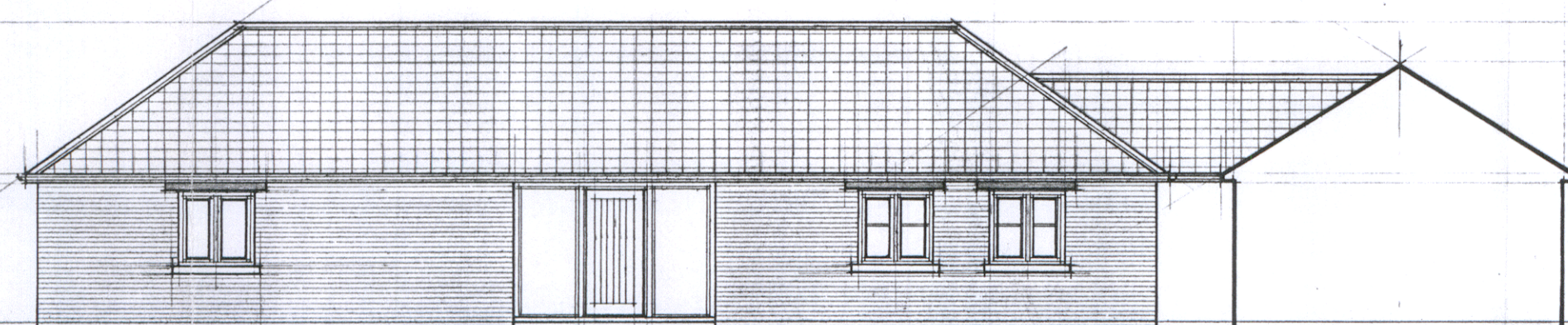
E.B.W.



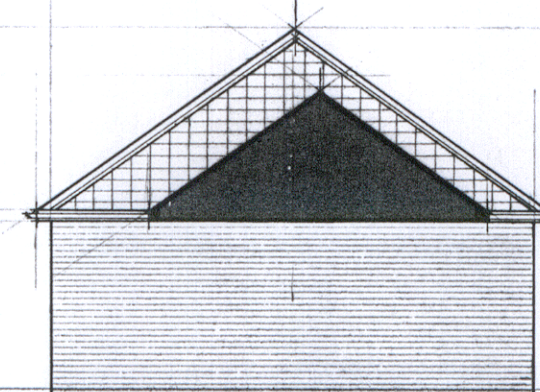
OVERALL
SOUTH
ELEVATION.



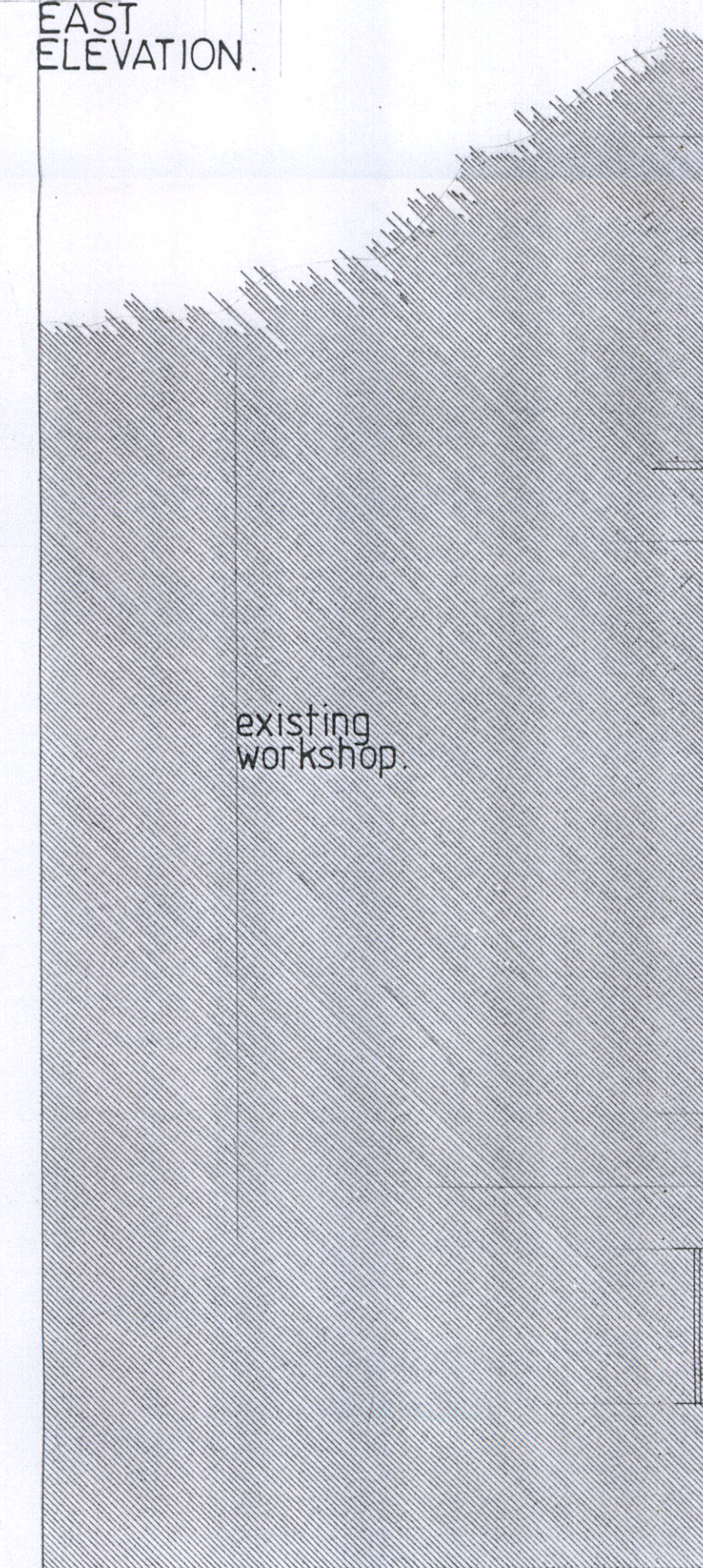
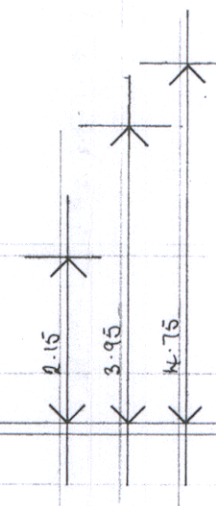
EAST
ELEVATION.



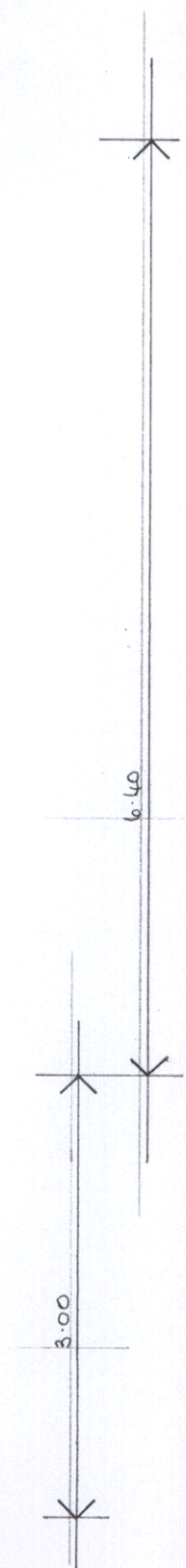
NORTH
ELEVATION.



WEST
SECTIONAL
ELEVATION.



FLOOR
PLAN.



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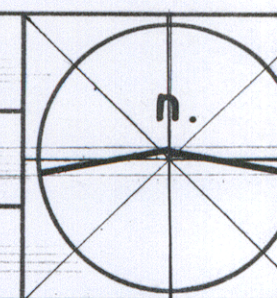
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RAVELEY ROAD,
WOODWALTON,
HUNTINGDON,
CAMBS

REVISIONS

DATE
15 February 2016

SCALE
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CHANGE-OF-USE OF LAND FROM AGRICULTURE TO
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BUILDING & ADDITIONAL WORKSHOP UNIT AT
GAULT HILL FARM, CREASE ROAD, SAWTRY,
CAMBRIDGESHIRE FOR MR. J. & MRS. C. VELLA.

DRAWING NO.

1277 / 7.

E.B.W.

revisions -
A...23.11.15... Door added in Store / Task Room to replace feature recess.

line of fencing to boundary

SOUTH
ELEVATION.

SOUTH
SECTIONAL
ELEVATION.

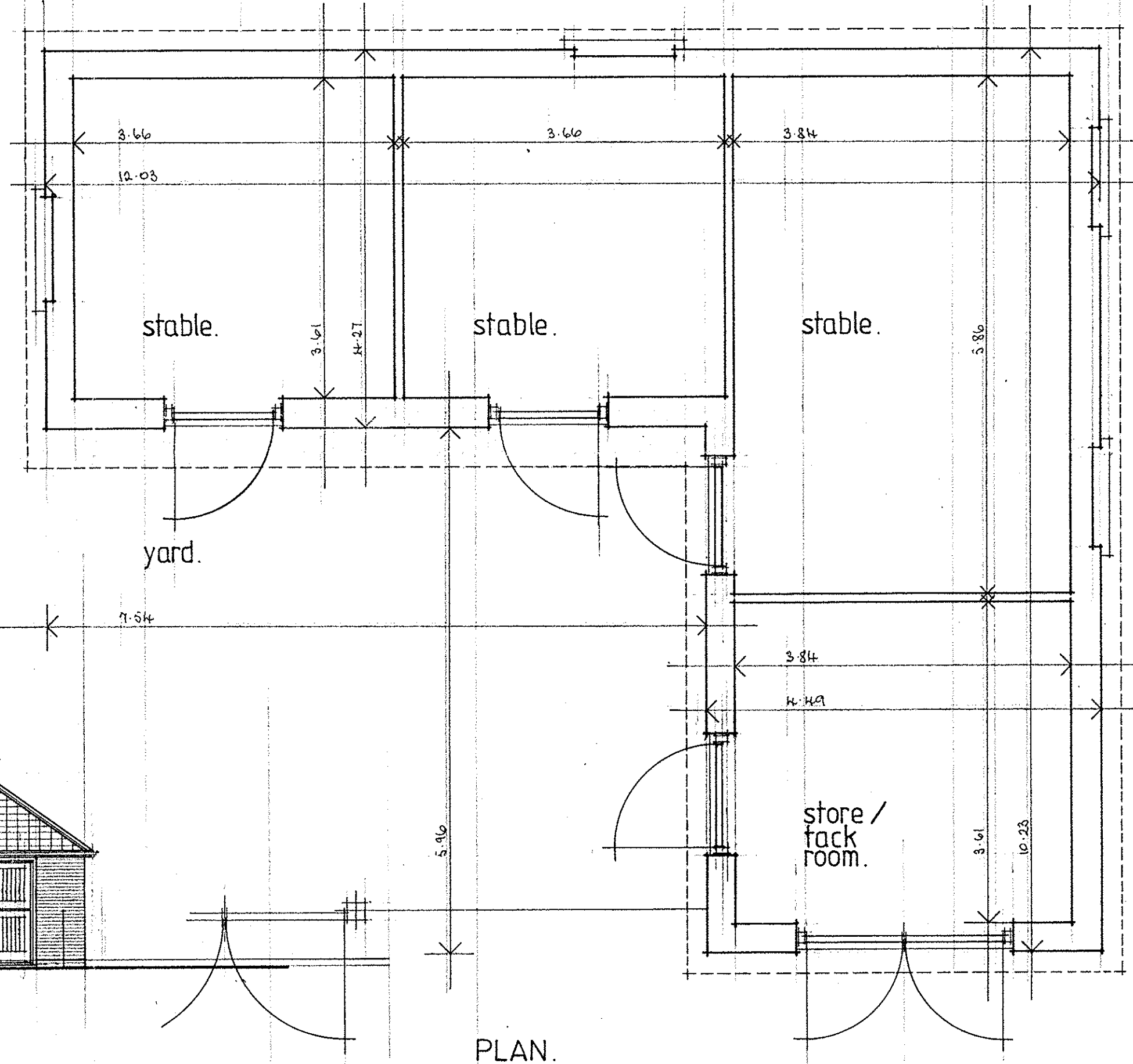
F.F.L. - 4.60m. O.D.N.

EAST
ELEVATION.

NORTH
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WEST
ELEVATION.

WEST
SECTIONAL
ELEVATION.



JOHN HUGGINS

"CHERIASH",
RAVELEY ROAD,
WOODWALTON,
HUNTINGDON,
CAMBS

DATE

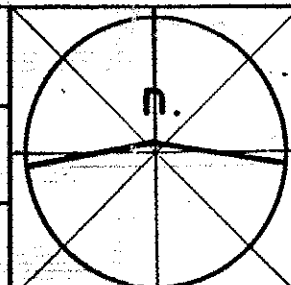
16 November 2015

SCALE

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DRAWN

J.H.



CHANGE-OF-USE OF LAND FROM AGRICULTURE TO
RESIDENTIAL CURTILAGE & ERECTION OF STABLE
BUILDING & ADDITIONAL WORKSHOP UNITS AT
GAULT HILL FARM, CREASE ROAD, SAWTRY,
CAMBRIDGESHIRE FOR MR. J. & MRS. C. VELLA.

DRAWING NO.

1277/3.

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E.B.W.