



Legend

-  Site Plan
-  Environmental Limits

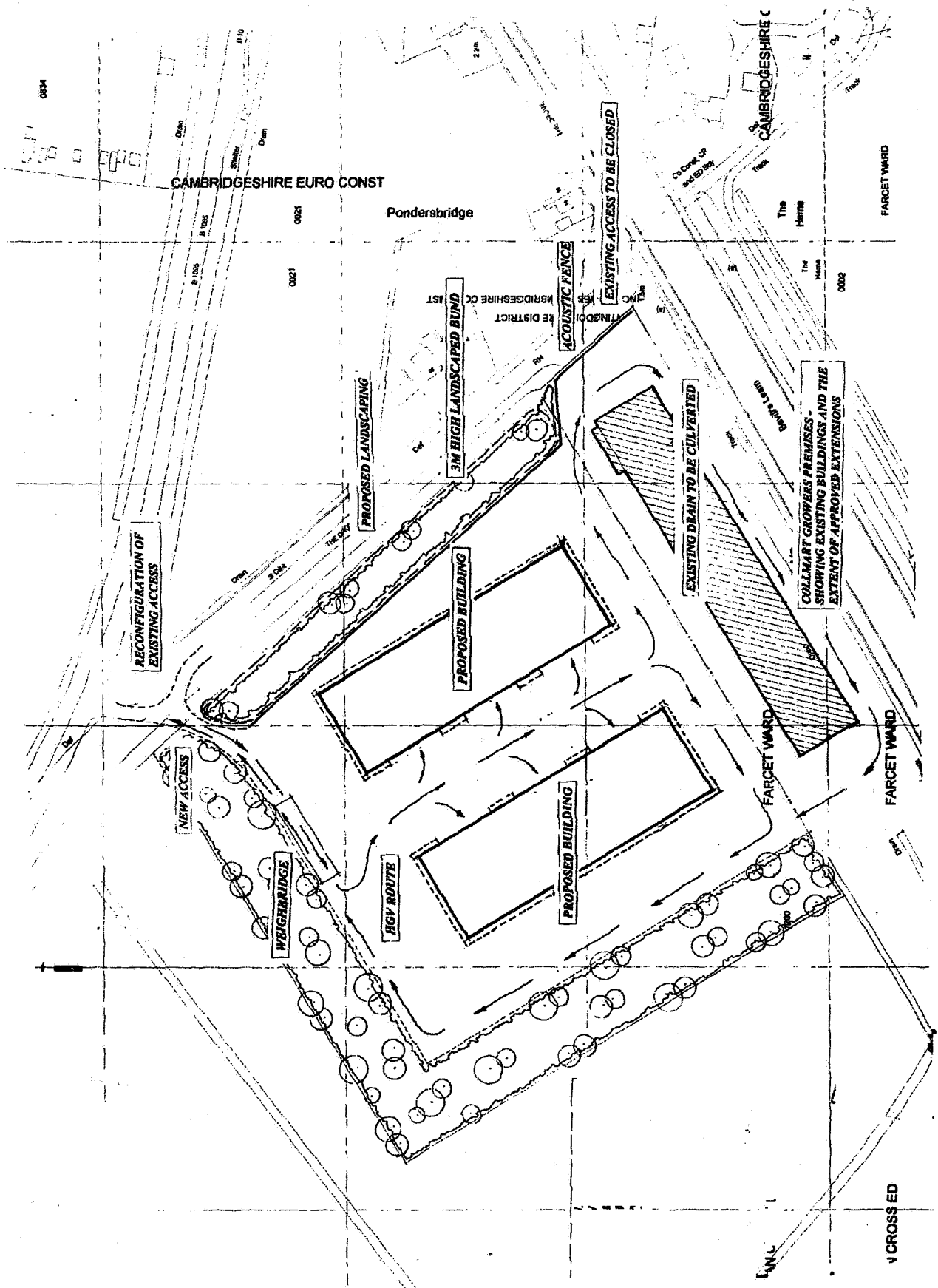
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. HDC 100022322

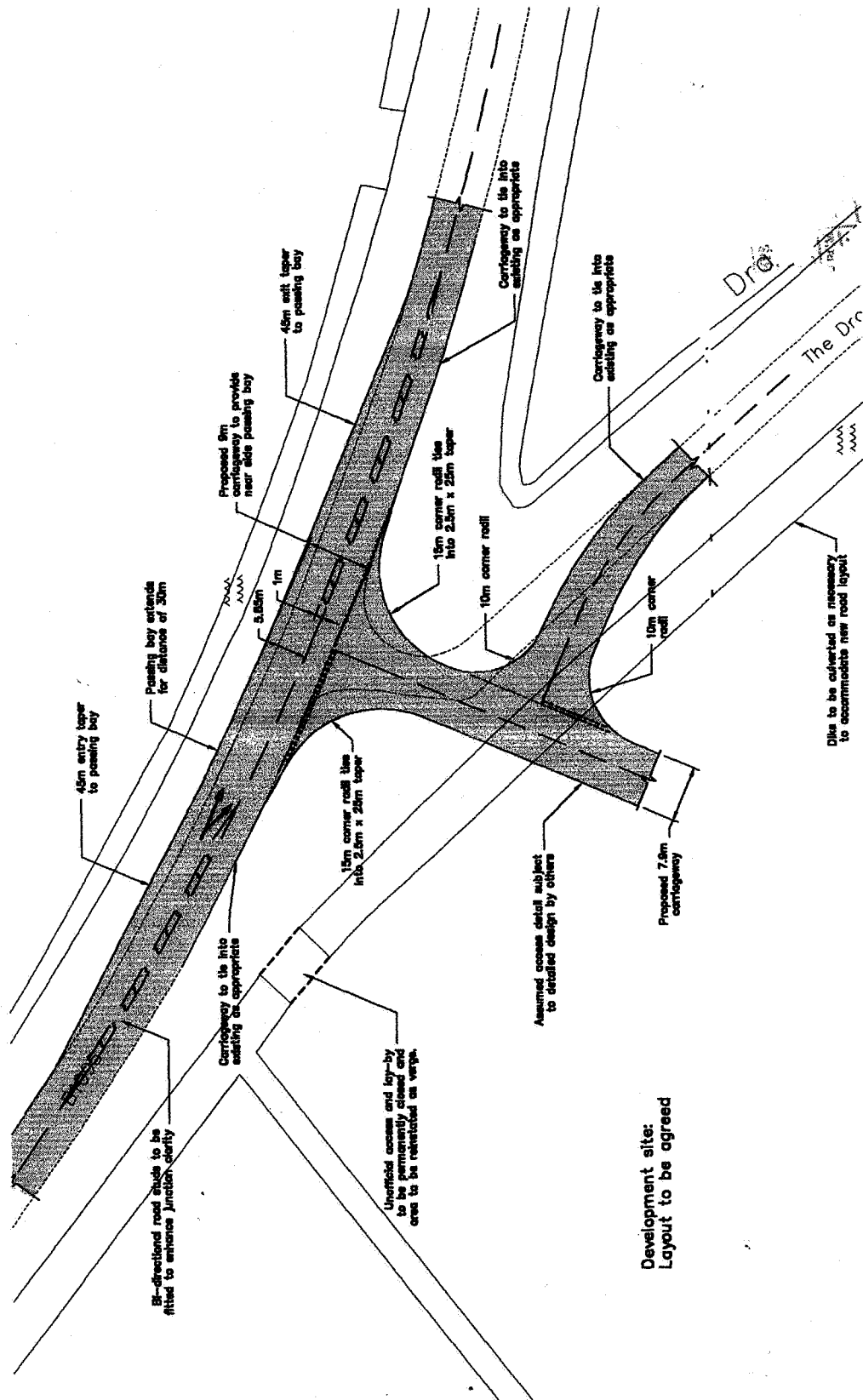
Scale: 1:5000



Huntingdonshire
 district council

Parish: Farcet





This page is intentionally left blank

Case No: 0213092OUT (OUTLINE APPLICATION)

Proposal: ERECTION OF BUILDINGS FOR PACKING, GRADING,
PREPARATION AND DISTRIBUTION OF VEGETABLES.
CONSTRUCTION OF HARDSTANDING AND ACCESS

Location: COLLMART GROWERS LTD, THE DROVE,
PONDERSBRIDGE

Applicant: COLLMART GROWERS LTD

Grid Ref: 525914 292082

Date of Registration: 29.11.2002

Parish: FARCET

RECOMMENDATION - REFUSE

1 DESCRIPTION OF SITE AND APPLICATION

- 1.1 Propose erection of buildings for vegetable processing and packaging land at The Drove Pondersbridge.
- 1.2 The site has an area of some 9.7ha of agricultural land apart from the eastern end of the site where an existing operation takes place. The proposal whilst in outline indicates two buildings of some 10000sqm. The existing buildings would remain. Access to the site is proposed at a realigned junction with B1095.
- 1.3 The site is in open countryside away from any recognised employment areas and adjacent to a rural road network. Close to and opposite the site are residential properties with some land having an extant planning permission for further residential development (Fenland DC).

2 NATIONAL GUIDANCE

- 2.1 PPG 1 - General Policy and Principles
- 2.2 PPG 7 - The Countryside - Environmental Quality and Economic and Social Development.
- 2.3 PPG13 - Transport

3 PLANNING POLICIES

- 3.1 SP12/1 of the Cambridgeshire Structure Plan 1995.
- 3.2 Policies En17 and E13 of the Huntingdonshire Local Plan 1995 as altered by the Local Plan Alteration 2002.

4 PLANNING HISTORY

- 4.1 History of permissions and enforcement action and complaints relating to the vegetable processing building.

5 CONSULTATIONS

- 5.1 **Farcet Parish Council (copy attached) SUPPORT** the proposal subject to several concerns over 24hr working, traffic generation through the village and that previous applications and enforcement notices have not been properly complied with.
- 5.2 **Local Highway Authority (CCC)** comments that a Transport Assessment is required to demonstrate the suitability of the proposal in transport terms. Such a scheme should include a green travel plan and capacity assessments in relation to the proposed access.
- 5.3 Environment Agency requires conditions concerning the method of foul and surface water drainage.
- 5.4 Middle Level Commissioners - add comment that a flood risk assessment should be carried out before any development is commenced.
- 5.5 Head of Environmental Health Services - having carefully considered the full impact of likely noise generation from the site and its operation, objects to the proposal on the basis of high noise levels above existing background levels being generated outside and inside the site by the movement of heavy goods vehicles, material handling and grading equipment causing serious detriment to the amenity of neighbouring residents.

6 REPRESENTATIONS

- 6.1 **FOUR** local households have raised **OBJECTION** to the proposal on the grounds of noise, disturbance and inappropriateness of the site for the use proposed.

7 SUMMARY OF ISSUES

- 7.1 The site is in open countryside where any development would expect to be justified in terms of need relative to Policies SP12/1 and En17. The applicants argue that this will make the enterprise sound and convenient and enable the transfer of the present operation at Outwell. It will also alleviate the present problems of noise and HGV movement.
- 7.2 The scale of the proposed development is considerably more than could reasonably be expected for this countryside location. Its impact upon the character and visual appearance of the flat countryside will be considerable and much to its detriment. The quality of life for the existing adjacent residential occupiers is already poor being subjected to noise and disturbance from the present operation. The new proposal would make matters far worse.

- 7.3 The volume of traffic attracted to the premises is clearly an issue in terms of noise and disturbance. The applicant indicates the movement of 50/60 HGV's per day, 27 staff travelling by car and 3 buses and 2 vans accessing the site on a daily basis. It is estimated that this equates to some 184 vehicle movements per day not including various local tractor/farm vehicles attracted to the site. The proposed operation is 24hr/7 day week working equating to some 1288 vehicle movements per week.
- 7.4 There is no doubt that given the vehicle activity, the nature of the use and the intended size of operation that this proposal is an industrial operation that should not be in the open countryside but properly be located in a sustainable settlement on an employment allocated site and such as Ramsey or Yaxley or further afield at Whittlesey or Peterborough where there are reasonably good transport links and appropriate infrastructure is available as well as a work force so as to satisfy the thrust of PPG 13.
- 7.5 The proposal is contrary to Development Plan policies SP 12/1 and En17 relating to development in the countryside and Policy E13 regarding non-acceptance of new industry where serious damage would be caused by noise or damage to the environment. It would also run contrary to Guidance in PPG1, PPG 7 and PPG 13.

8 RECOMMENDATION – REFUSE, for the following reasons:

- 8.1 The site lies in the open countryside wherein only development that is essential to the efficient operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services will be permitted. The scale of proposed industrial development would be contrary to Policy SP12/1 of the Cambridgeshire Structure plan 1995 and Policy En17 of the Huntingdonshire local Plan 1995 as altered by the Local Plan Alteration 2002 and have a significant detrimental impact upon the character and appearance of the countryside.
- 8.2 The proposed development would be contrary to Policy E13 of the Huntingdonshire Local Plan 1995 in that by reason of its size and the nature of its use and the associated noise and disturbance of on site activity and heavy goods vehicles attracted to the site would cause serious loss of amenity to adjoining residential occupiers and cause visual damage to the environment as a whole.

Background Papers:

Planning Application File Reference: 02/13029/OUT
Huntingdonshire Local Plan
Cambridgeshire Structure Plan

CONTACT OFFICER:

Enquiries about this report to Geoff Crocker Development Control Team Leader (North) ☎ 01480 388403

This page is intentionally left blank



Huntingdonshire

DISTRICT COUNCIL

Patfinder House, St. Mary's Street, Huntingdon PE29 3TN

Head of Planning Services
Patfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 0213092OUT Case Officer Geoff Crocker

Proposal: Erection of buildings for packing, grading, preparation and distribution of vegetables. Construction of hardstanding and access

Location: Collmart Growers Ltd The Drove Pondersbridge

Observations of FARCET Town/Parish Council.

This case was discussed at full Parish Council meeting. we have had one objection to these plans from a local resident.

Councillors are opposed to the 24 hr working & are concerned that more traffic will use the village as a short-cut to the A1 & would use the weight limit etc in the area to be adhered to.

They are concerned that previous applications & enforcement notices have not been properly confirmed with.

After a vote 5 were for the application & 4 were against.

.....Clerk to FARCET Town/Parish Council.

Date: 20.12.02.

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Tel 01480 388388 Fax 01480 388099

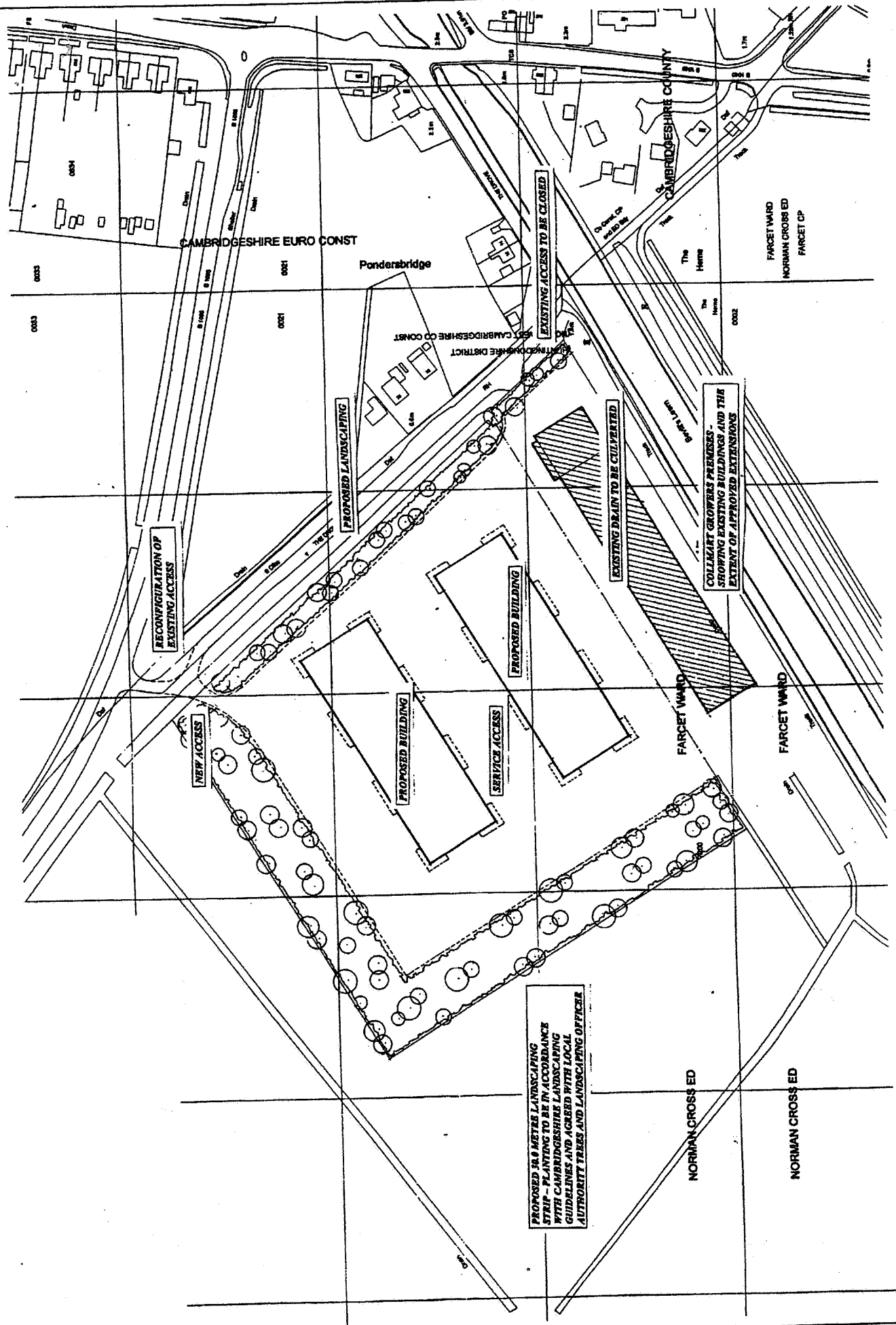
mail@huntsdc.gov.uk www.huntsdc.gov.uk

PLANNING SERVICES

dcparish.rtf

02 JAN 2003

3/1
RLO



RECONFIGURATION OF EXISTING ACCESS

PROPOSED LANDSCAPING

PROPOSED BUILDING

PROPOSED BUILDING

SERVICE ACCESS

NEW ACCESS

EXISTING DRAIN TO BE CULVERTED

EXISTING ACCESS TO BE CLOSED

COLLIART GROVERS PREMISES - SHOWING EXISTING BUILDINGS AND THE EXTENT OF APPROVED EXTENSIONS

PROPOSED 10.0 METRE LANDSCAPING STRIP - PLANTING TO BE IN ACCORDANCE WITH CAMBRIDGESHIRE LANDSCAPING GUIDELINES AND AGREED WITH LOCAL AUTHORITY TREES AND LANDSCAPING OFFICER

CAMBRIDGESHIRE EURO CONST

Panderbridge

CAMBRIDGESHIRE COUNTY

FARCET WARD
NORMAN CROSS ED
FARCET CP

FARCET WARD

FARCET WARD

NORMAN CROSS ED

NORMAN CROSS ED

0003

0001

0002

0004

0001

0002

0003

0001

0002

0004

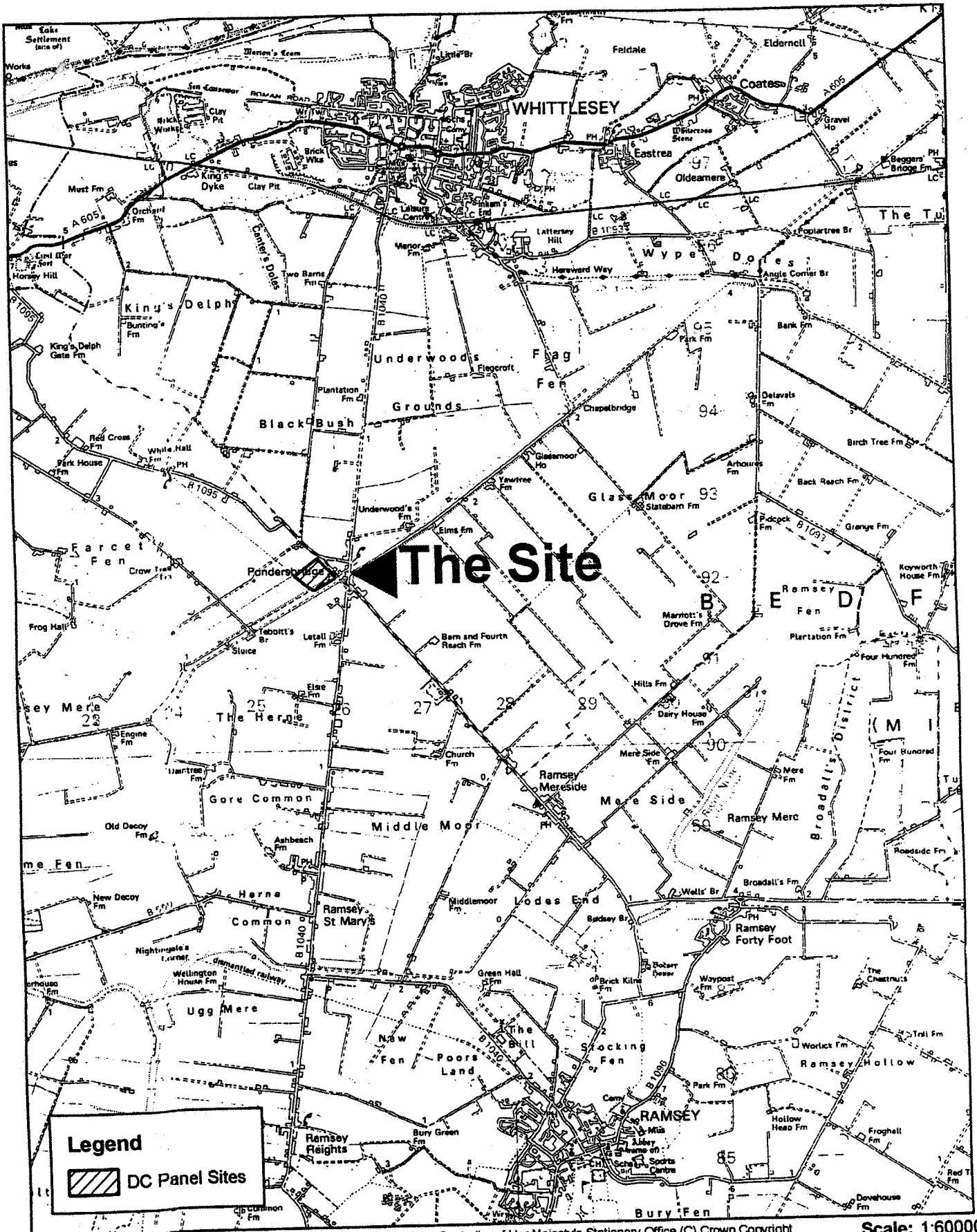
0001

0002

0003

0001

0002



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office (C) Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. HDC LA07828X

Scale: 1:60000

Huntingdonshire District Council
Development Control Panel 24th February 2003
 Parish : Pondersbridge

