

DEVELOPMENT MANAGEMENT COMMITTEE 17th July 2023

Case No: 23/00490/FUL

Proposal: Erection of grain store, associated hard standing and new vehicle access

Location: Manor Farm, Bull Lane, Broughton

Applicant: Mr Gordon Gowlett

Grid Ref: (E) 528164 (N) 278152

Date of Registration: 3rd April 2023

Parish: Broughton

RECOMMENDATION - APPROVE/REFUSE

This application is referred to the Development Management Committee (DMC) in accordance with the Scheme of Delegation as the Officer recommendation of refusal is contrary to that of the Parish Council.

1. DESCRIPTION OF SITE AND APPLICATION

- 1.1 This application has been submitted by 42 Farming LLP in respect of their site known as Manor Farm, Broughton. The farm itself is accessed off Bull Lane Broughton but the site for development is located approx. 500 metres south-east off Broughton Lane close to its junction with Causeway Road.
- 1.2 In terms of constraints, the site is classified as Grade 3 agricultural land, and falls within the Central Claylands Landscape Character Area. The boundary with the Broughton Conservation Area (CA) lies approx. 180 metres to the north-west, and, whilst there are a number of Listed Buildings (mainly Grade II) within Broughton itself, the closest Listed Building is approx. 275 metres north-west of the site. There are no protected trees in the immediate vicinity and the site is within Flood Zone 1 and has a generally low risk of flooding from general sources.
- 1.3 This application seeks permission for the erection of a grain store with associated hardstanding and new vehicular access.

2. NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (20th July 2021) (NPPF 2021) sets out the three objectives – economic, social and environmental – of the planning system to contribute to the achievement of sustainable development. The NPPF 2021 at paragraph 10 provides as follows: ‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 2.2 The NPPF 2021 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment
- 2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

- 3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP2: Strategy for Development
 - LP5: Flood Risk
 - LP9: Small Settlements
 - LP10: The Countryside
 - LP11: Design Context
 - LP12: Design Implementation
 - LP14: Amenity
 - LP15: Surface Water
 - LP17: Parking Provision and Vehicle Movement
 - LP19: Rural Economy
 - LP30: Biodiversity and Geodiversity
 - LP31: Trees, Woodland, Hedges and Hedgerows
 - LP34: Heritage Assets and their Settings
 - LP37: Ground Contamination and Groundwater Pollution
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document 2017
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2017)
 - Cambridgeshire Flood and Water SPD 2017
 - LDF Developer Contributions SPD (2011)

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

3.3 The National Design Guide (2021)

- B2 Appropriate building types and forms
- C1 Understand and relate well to the site, its local and wider context
- I1 Respond to existing local character and identity
- I2 Well-designed, high quality and attractive
- I3 Create character and identity
- N3 Support rich and varied biodiversity

Local For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 22/01905/FUL – Erection of agricultural building for the storage of grain and straw (Withdrawn).

5. CONSULTATIONS

- 5.1 Broughton Parish Council recommend approval stating that “Broughton Parish Council (BCP) is satisfied that the proposals fall within the requirements covered by the Local Plan to support a thriving rural economy and the need to support traditional agricultural and other land-based business. The opportunity to reuse an existing building has been explored, but the modern farming requirements means that a larger more efficient building was required”. They further stated that “the applicant’s proposal to the site the proposed new grain store on a single track lane on the edge of a Conservation village was considered the least worst option.”

- 5.2 Further consultations completed:

*HDC Conservation Team – No objections – recommendation to consult the Landscape Officer.

*HDC’s Landscapes Team – No representations received at the time of determination.

*HDC’s Arboricultural Officer – No objections.

*HDC’s Environmental Health Team – No objections.

*CCC Archaeology – No objections subject to conditions.

*CCC Lead Local Flood Authority – Objection – further details in the proceeding sections of this report.

*CCC Highways – Insufficient detail to be able to comment – further details in the proceeding sections of this report.

6. REPRESENTATIONS

6.1 Seven comments have been received which are available to view on HDC's Public Access Site. Of these seven, six object to the proposals and these objections broadly relate to the following matters:

- Query over the address given for the application.
- Opportunities to re-purpose and modernise existing buildings/land have not been explored.
- Reference to an earlier permission for a grain store (98/00469/FUL) to the south of Broughton Lane.
- Proposal contrary to Local Plan Policies LP10 & LP19.
- Development would be on a greenfield site with historical, archaeological, geological and environmental significance which should be preserved.
- Traffic volumes, access and safety.
- Landscaping proposed insufficient/low value.
- Scale of building proposed and the need for this scale.
- Flood risk.
- Limited time for questions at Parish Council meeting.
- Appearance of the building in an exposed location in the countryside.
- Impact on the Conservation Area.
- Potential impacts from light pollution.
- Potential impacts from noise.

6.2 The representation of support makes reference to the following matters:

- Allows a major UK industry sector (farming) to be able to develop, adapt and remain profitable.
- The rural location and arable farmland is a working environment. Modern practices require larger buildings and access from larger vehicles.
- The building does not appear oversized for its use or the farmland it will be serving.
- The location on the outskirts of the village would reduce the number of HGV's within the village and is ideally positioned.

6.3 Officer comments:

The matters relating to the address are noted. Whilst Manor Farm is referenced in the application it is actually given as 'Agricultural Buildings Manor Farm'. The applicant has submitted Certificate A as part of the application process indicating that the land required for the development is within their ownership. From

details received in the comments it appears that Manor Farmhouse has been separated from the farm at some stage. The submitted location plan shows other land within the ownership of the applicants but this does not extend to the land surrounding the farmhouse and so the actual ownership of the farmhouse (from the submitted plans) is unclear. However, this does not have a bearing on the determination of this application in planning terms. As is discussed in the proceeding sections of the report, no substantial details have been provided as to the existing buildings within the 'working' farm area but the submission indicates that the applicant has use of these and that they are insufficient. Officers also cannot comment on the procedures followed during the Parish Council meeting. The other matters raised are addressed in the proceeding sections of this report.

7. ASSESSMENT

7.1 The main issues to consider in the determination of this application are:

- The principle of development
- Design and visual amenity
- Impact upon the countryside and rural character
- Impact upon heritage assets
- Residential amenity
- Highway safety
- Flood risk
- Impact on Trees
- Biodiversity
- Contamination
- Developer contributions

The principle of the development

7.2 The application site is located within (but outside of the built-up area) of Broughton as defined by policy LP9 of the Local Plan to 2036. Given its location in the open countryside and the purpose of the building policies LP10 and LP19 are considered to be most relevant. Policy LP10 seeks to limit development in the countryside unless there are specific reasons to permit it as established in other Local Plan policies. Specifically, LP10 states that:

“all development in the countryside must:

- a. seek to use land of lower agricultural value in preference to land of higher agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and

- ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of the land;
- b. recognise the intrinsic character and beauty of the countryside; and
- c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.”

7.3 It should be noted that in this case, whilst the land in question is Grade 3 agricultural land, in the event that the proposal complied with other tests Officers acknowledge that given the grading of the surrounding land (Grade 2) and the need for an agricultural building to be located within a reasonable distance to the farmland, avoiding the use of higher grade land would be challenging. Matters relating to the other factors discussed in LP10 are discussed in the proceeding sections of this report.

7.4 One area where LP10 is relaxed is under LP19 ‘rural economy’ which states that (amongst other matters)

“A proposal for the expansion of an established industrial or rural business on land outside of its existing operational site in the open countryside will be supported where it is demonstrated that:

e. opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;

f. any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;

g. it avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and

h. the scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.

A rural business is one which has a legitimate reason to be located in the countryside, including but not limited to agriculture, horses, horticulture or forestry.”

7.5 In this case, the location of the proposed building is considered to be outside of the existing operational site of the working farm given its separation from other buildings and service areas which form the farm unit.

- 7.6 The application is accompanied by a Design and Access Statement and, as acknowledged in the preceding sections of the report whilst the use of the Grade 3 land cannot reasonably be avoided (as in point g), Officers consider that the submitted detail does not provide sufficient justification that opportunities to make more efficient use of existing buildings and land within the site boundary (grouping with other buildings and not within such an exposed location for example) as required by points e and f have been considered. The statement references a current grain store built in 1985 and advises that this is now insufficient given the increased output and space required for modern machinery. It states that this site was selected as it separates the building from the Grade II Listed Manor Farm and the surrounding buildings (which are within a Conservation Area). It does not provide details on the scale or siting of all existing buildings and justification as to why these are insufficient or cannot be converted for the required use. Nor does it provide details on the level of crop production anticipated other than the proposed building would provide storage space for 100% of the crop produced. In order to meet the requirements of tests described in e and f, Officers would require more robust details in line with the above.
- 7.7 Notwithstanding the above, Officers also consider that the proposed scale and siting of the building would be inappropriate. The design is discussed in further detail below but overall, a building at the scale proposed (30 metres wide and 24 metres deep with eaves of 7 metres and ridge of 9.8 metres) is excessive in such an exposed and sensitive countryside location.
- 7.8 It should also be noted that the site lies within the Central Claylands Landscape Character Area (as detailed within the Huntingdonshire Landscape and Townscape Supplementary Planning Document 2022). The fields to the north of Broughton Lane are specifically referenced in this SPD as a typical example of a Landscape Character Area. The NPPF (2021) states that (amongst other matters) “planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads” and “planning policies and decisions should contribute to and enhance the natural and local environment by “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils” and “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”.

- 7.9 Overall, the development is considered to be contrary to Policies LP10, LP11, LP12 and LP19 of the Local Plan to 2036, the NPPF (2021) and parts B2, C1, I1,I2 and I3 of the National Design Guide (2021). It is therefore unacceptable in principle and recommended for refusal.

Design, Visual Amenity and Impact on the Countryside

- 7.10 The application site is located to the north of Broughton Lane, a single track road with passing places which leads from the A141 (just outside Warboys) to Broughton village. The area has a rich rural character with open fields and countryside with virtually no interruption by built development. The road itself undulates and becomes lower as it leads towards the junction with Causeway Road and into Broughton. The proposed site of the building lies approx. 500 metres south-east of Manor Farm itself and what is understood to be the 'working' farm area from a review of recent Local Authority Mapping Data and detail provided within the submitted statement.
- 7.11 This application seeks planning permission to erect a 720m² building, with an approximate eaves height of 7 metres and ridge height of 9.8 metres. It would be positioned 25 metres back into the site (to the building) from Broughton Lane, and would involve the creation a new vehicle access, hardstanding, landscaping and the provision of an attenuation pond (the latter two matters are not referenced in the description but are ancillary to the development and shown on the plans). The building would be constructed of pre-pressed concrete blocks to the lower levels and will be clad in olive green metal cladding at the upper levels. The roof would be pitched and clad in grey composite panels. The south-west elevation (facing towards Broughton Lane), would host two shutter doors and two personnel doors. The majority of the whole site is proposed to be covered by hardstanding around the building. Access would be to the south-east of the site. Elements of landscaping are proposed to be introduced on the site frontage together with a bund and, whilst such matters could be secured by condition in the event of Members approving the application or a successful appeal, the planting shown on the indicative landscaping scheme elevations show large trees which will naturally take some time to mature and so would have limited screening effect in the immediate short term. This plan also references an existing 1.8 metre hedge which will be retained. Photographs obtained during an Officer visit to the site in April 2023 show a much shorter hedge than a 1.8 metre hedge (the base of which appears to behind a small bund adjacent to the road). There was very limited density despite the visit being conducted in spring and so Officers also consider that given the scale of building proposed this hedge would have an extremely limited effect on screening the building.

This proposal mainly differs from the previously withdrawn application in terms of the proposed access location, the increase in impermeable area and hardstanding under this proposal. An attenuation pond is also for drainage on adjacent land within the applicant's ownership under this application. The footprint of the building and its design are the same under the 2 applications.

- 7.12 Overall, Officers consider that the proposed building by virtue of its siting, scale, and design would be a very imposing and visually harmful addition to the landscape, in an exposed and presently largely unspoilt countryside location. It would be highly visible from Broughton Lane (one of the main routes and approaches into the village from the A141 to the east) and would result in additional vehicle movements (likely from large equipment as described in the supporting statement) which would further impact the character of the area. Whilst it is acknowledged that given the rural location and surrounding fields some similar vehicle movements of this nature are expected it is considered that the provision of a building for this purpose and of this scale would intensify this. The development would therefore be harmful to the character and appearance of the area and the countryside location and is therefore contrary to Policies LP10 (b), LP11 and LP12 and there is not sufficient justification for its siting and lack of alternatives. It is therefore also contrary to Policy LP19 (particularly parts e, f and h). It is further contrary to paragraphs 85 and 174 (b) of the NPPF 2021 and parts B2, C1, I1,I2 and I3 of the National Design Guide (2021).

Impact on Heritage Assets

- 7.13 As detailed above, the site lies outside of the Broughton Conservation Area with the boundary approx. 180 metres to the north-west and the closest Listed Building approx. 275 metres north-west of the site. Officers note the wider concerns surrounding the heritage character of the area and both HDC's Conservation and CCC's Archaeology Team have been consulted. Conservation Officers raise no objections and, whilst the Archaeology team do not also object, they do highlight that the development site lies within an area of high archaeological potential. Therefore, they recommend that a condition be attached to any granted permission, to secure further investigation to be carried out prior to any demolition or development. Therefore, subject to a condition the development would be acceptable with regard to heritage and archaeological impacts and would accord with Policy LP34 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Residential Amenity

- 7.14 Officers note the concerns raised by residents regarding the possibility of additional noise and light pollution as a result of the

proposed development. Given the location and separation distance to any surrounding residential dwelling or private amenity land (the closest being approx. 210 metres to the north-west) Officers consider that there would be no unacceptable impacts in terms of overbearing, overshadowing or loss of light, and a neutral impact in terms of additional noise disturbance. HDC's Environmental Health Team were consulted on the proposal and have raised no objections. Whilst the development would result in increased activity in the vicinity, it would not be significantly different to any operations which may already be taking place given the surrounding agricultural land. In the event Members decide to approve the application or if a refusal was successfully appealed a condition could be attached to any permission to secure a lighting scheme in order to ensure that the siting of lights does not cause any detrimental impacts. Overall, the development is considered acceptable with regard to residential amenity and therefore accords with Policy LP14 of the Local Plan to 2036 in this regard.

Highway Safety

- 7.15 The previously withdrawn application reference 22/01905/FUL proposed its new vehicle access on the north-west corner of the site onto Broughton Lane, which differs from the current application see section 7.16 below. The Highways team at that time commented that the access would be located on a 60mph road (Broughton Lane) and would result in an intensification in use over the existing field entrance. For that speed of road, vehicle to vehicle visibility splays should be 2.4m x 215m, and it is evident that these splays could not be achieved. In such instances a speed survey could be submitted to indicate the available visibility splays and demonstrate whether these splays would be suitable for the measured speeds of vehicles in this location. The Highways team also requested details of the types and numbers of vehicles proposed to serve the site, which in turn would indicate the size of the proposed access required, which would be suitable for allowing the use of the largest vehicle.
- 7.16 As established in the preceding sections of the report, the proposed vehicle access under this application is to be to the south-east of the site off Broughton Lane and approx. 48 metres south-east of the junction with Causeway Road (where the road widens slightly). This is the opposite site corner on the site frontage from the previously withdrawn application. For much of the length of Broughton Lane from its connection with the A141 it is a single track lane with passing places. CCC Highways team have been consulted on the application and have advised that given the lack of detail provided they are unable to provide a clear assessment of the suitability of the proposal. Their comments are available to view in full on HDC's Public Access Site but broadly cover the following matters:

- No access dimensions, construction or means of drainage details are shown in the submission. The proposed access should be of sufficient width to allow for two-way simultaneous movements of vehicles.
- Access visibility splays should be shown, although it is accepted that it appears that the splays in accordance with the 85th percentile speeds are achievable.
- Tracking should be provided to show that vehicles can enter and leave the site in forward gear.
- The number of vehicles expected to use the store and whether there would be any increase in vehicle movements to that of the existing grain store.
- The route of vehicles currently accessing the existing grain store and the route for the new grain store.

7.17 Given this lack of detail and as a result the inability of our Specialists to form a positive or negative view, Officers are unable to ascertain whether there would be any unacceptable impacts on highway safety as a result of this development. It is acknowledged that the applicant did advise the Local Planning Authority that they would provide this additional detail but, under the current no amendments during applications department stance (and having regard to the other reasons for objection), Officers have not accepted this additional information. It should further be noted that some of the information requested was also part of an earlier consultation for a withdrawn application (22/01905/FUL). Therefore, the applicants should have been in a position to provide at least some of the additional information with this current application submission.

7.18 Overall, there is insufficient detail such to determine whether the proposal would be acceptable in highway safety terms and so the proposal is considered contrary to Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).

Flood Risk/Drainage

7.19 The application site lies within Flood Zone 1 and has an overall low risk of flooding as per the most recent Environment Agency Flood Risk Maps and Data. The site given its scale, overall low flood risk and proposed use (classed as less vulnerable as per the NPPF) would not require the submission of a Site Specific Flood Risk Assessment.

7.20 A drainage strategy has been submitted in support of the proposal as the existing greenfield site, is proposed to change to have a wholly impermeable surface area of 0.263ha (0.074ha for the building, 0.154ha external hardstanding area, and 0.035ha for the attenuation basin). The drainage strategy is submitted to demonstrate how this impermeable area can be satisfactorily drained without increasing flood risk onsite or elsewhere. The strategy found that infiltration discharge was not feasible on this

site. Therefore, the drainage solution proposed is the provision of an attenuation basin on adjacent land within the applicant's ownership, but not within the red line application site boundary. In addition, the road area around the building would utilise tanked permeable paving.

7.21 The CCC as the Lead Local Flood Authority were consulted and have reviewed the submitted documents. They have raised an objection on the following grounds:

- FEH (Flood Estimation Handbook) rainfall data is required. They have noted that hydraulic calculations for the proposed surface water drainage has been provided using FSR (Flood Studies Report) rainfall data. However, this method is now outdated and more accurate rainfall forecasting can be obtained from FEH rainfall datasets. They further state that for storm durations of less than 1 hour FSR rainfall data should be used whilst FEH data must be used in longer storm durations as it is more accurate for the purposes of modelling future storm events.
- Incomplete hydraulic calculations have been provided. Calculations to show the performance of the system for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken. At present, the applicant has only included data for the 480 minute winter calculation. Additionally, the half drain times for the attenuation basin have not been provided. The half drain time will have to be a maximum of 24 hours in duration to be supported.

7.22 It should be noted that the agent has offered to gather this information but again, given the current inability to accept amendments during applications and the other reasons for refusal these have not been accepted. As there is insufficient detail to determine whether the objection from the LLFA as specialists can be overcome. Officers consider that at present, it has not been demonstrated that the site can be suitably drained to prevent flooding onsite and elsewhere therefore the proposed development would be contrary to policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 of the NPPF (2021).

Impact on Trees

7.23 There are some mature trees/hedgerow in the vicinity of the application site, but, given their location outside of the Conservation Area and absence of any Tree Preservation Orders these are not afforded any formal protection. HDC's Arboricultural Officer has been consulted and raises no objections to the proposals. The development is therefore considered to be acceptable with regard to its impact on trees and therefore accords with Policy LP31 of the Local Plan to

2036 and the NPPF (2021) in this regard.

Biodiversity

7.24 The application is accompanied by a biodiversity checklist which does not identify any known constraints. Local Authority Mapping Data also does not identify any habitats of protected species. Given the land is 'farmed' agricultural land its value in terms of biodiversity is considered to be low. The surrounding landscaping and environs - trees, hedgerows, watercourses etc are likely to provide some level of habitat but these are unlikely to be significantly affected by the development which would be typical in a suitable agricultural setting. Officers do however consider that there are opportunities for biodiversity enhancement (as required by Policy LP30 of the Local Plan to 2036) and that measures should be taken such to mitigate any potential harm post development (lighting for example). Such matters could be addressed as part of a Biodiversity Method Statement which could be secured as a condition in the event Members decide to approve the proposal, or any refused decision is successfully appealed. Officers are therefore satisfied that a net gain in terms of biodiversity could be achieved in compliance with LP30 of the Local Plan to 2036.

Contamination

7.25 Given the use of the land (as long term arable farmland), risks of contamination are considered to be low. HDC's Environmental Health Team have been consulted and raise no objection nor do they suggest that any conditions are required. The development is therefore considered to be acceptable with regards to contamination risks and therefore accords with policy LP37 of the Local Plan to 2036 and the NPPF (2021) in this regard.

Developer Contributions

7.26 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education. A completed Community Infrastructure Levy Form has been provided. The development therefore accords with Policy LP4 of Huntingdonshire's Local Plan to 2036.

8. RECOMMENDATION – refusal on the following grounds:

- The proposed development by virtue of its siting, and scale would be visually harmful to the character and appearance of the surrounding countryside location. The proposal is therefore

contrary to Policies LP10 (b), LP11 and LP12 and there is insufficient justification for its siting. It is therefore also contrary to Policy LP19 (particularly parts e, f and h). Further it is contrary to paragraphs 85 and 174 (b) of the NPPF 2021 and parts B2, C1, I1, I2 and I3 of the National Design Guide (2021).

- The application fails to demonstrate the proposal would not result in highway safety dangers. In the absence of details of the proposed access width, visibility splays, tracking, and details of the number and type of vehicles proposed to serve the site etc, it has not been possible to establish if the proposed development can provide a safe and suitable vehicle access, which would not result in highway safety dangers. The proposal is therefore contrary to Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).
- The application fails to demonstrate that the increased impermeable area of the site can be satisfactorily drained without increasing flood risk onsite or elsewhere. Insufficient rainfall data has been provided and incomplete hydraulic calculations have been provided. The proposal is therefore contrary to policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 of the NPPF (2021).

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs

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Application Number: 23/00490/FUL Case Officer Kevin Simpson
Proposal: **Erection of grain store, associated hard standing and new vehicle access**
Location: **Agricultural Buildings Manor Farm Bull Lane**
Observations of Broughton Town/Parish Council.
Please ✓ box as appropriate

Recommend approval because (please give relevant planning reasons in space below)

Please see attached for reasons.

Recommend refusal because... (please give relevant planning reasons in space below)

No observations either in favour or against the proposal

Date: *27th April 2023*

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.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)

PARISH COUNCIL CONSULTATION – APPLICATION REF. 23/00490/FUL: Agricultural Buildings Manor Farm, Bull Lane, Broughton

Broughton Parish Council: recommend approval

Material considerations

Broughton Parish Council (BPC) is satisfied that the proposals fall within the requirements covered by the Local Plan to support a thriving rural economy and the need to support traditional agricultural and other land-based businesses. The opportunity to reuse an existing building had been explored, but the modern farming requirements means that a larger more efficient building was required.

Non-Material Considerations

The applicant's proposal to site the proposed new grain store on a single-track lane, on the edge of a conservation village was considered the least worst option.

Development Management Committee



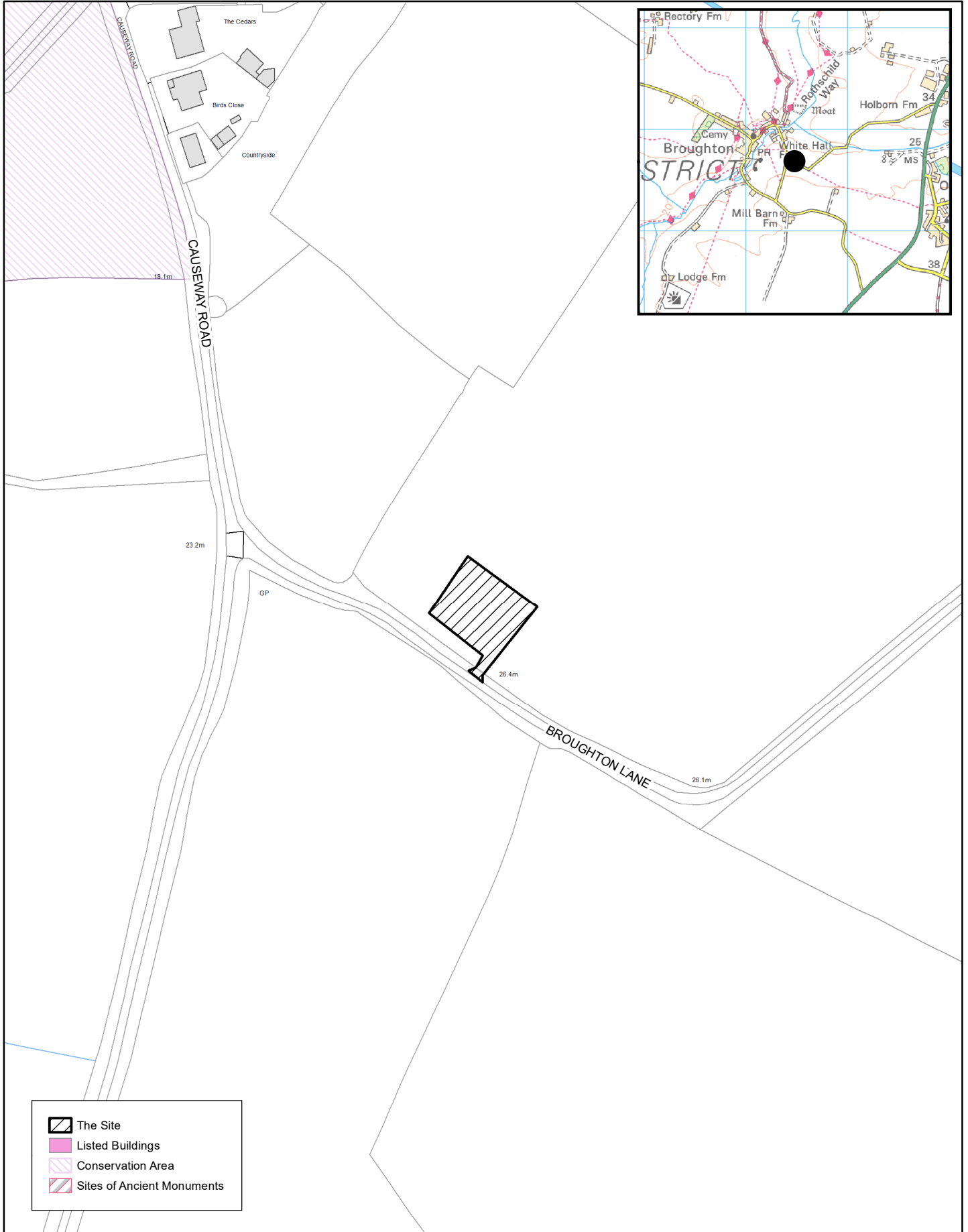
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Application Ref:23/00490/FUL

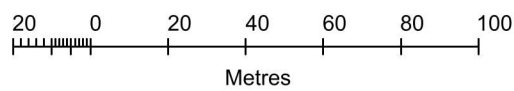
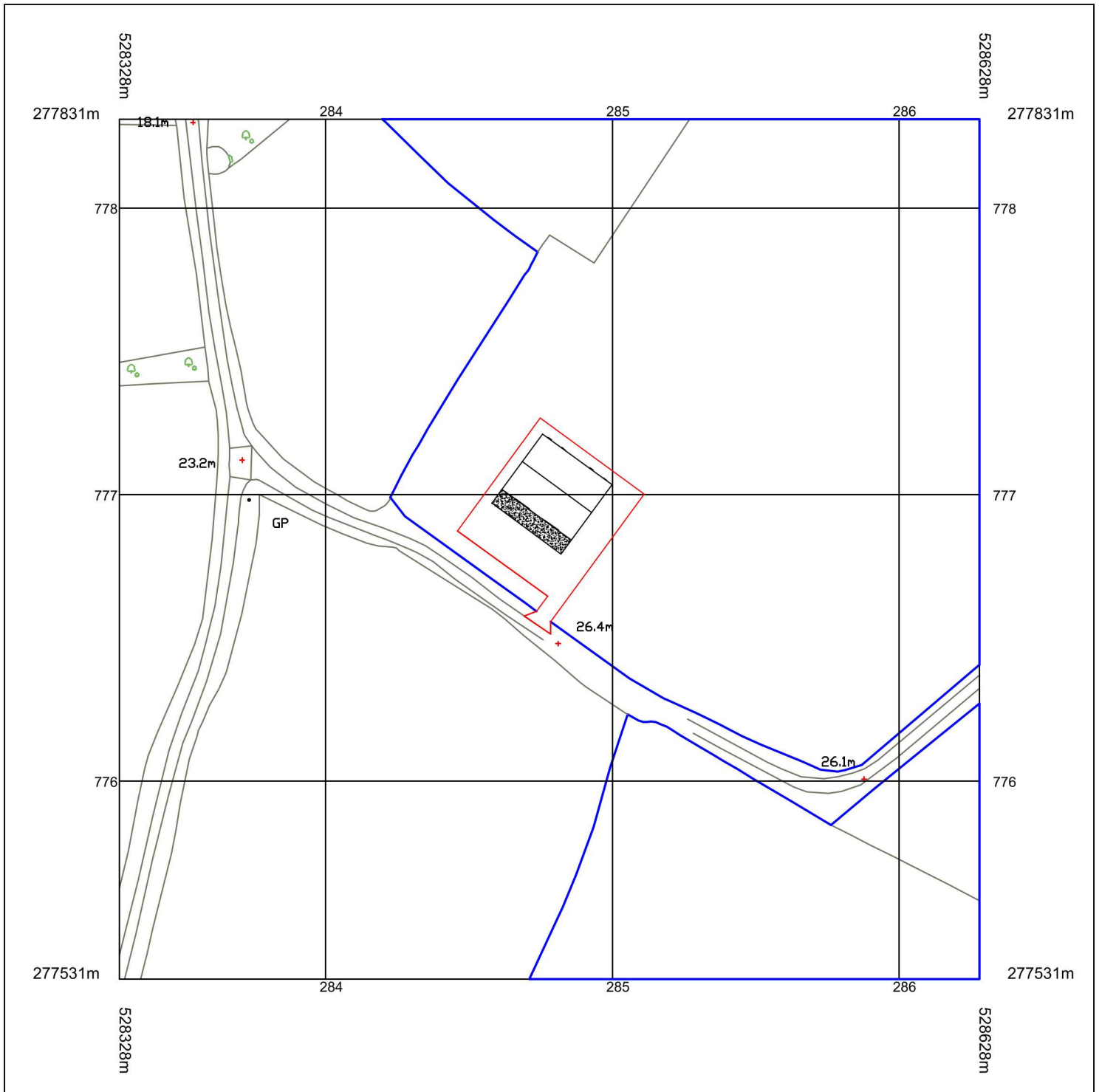
Date Created: 05/07/2023

Location: Broughton

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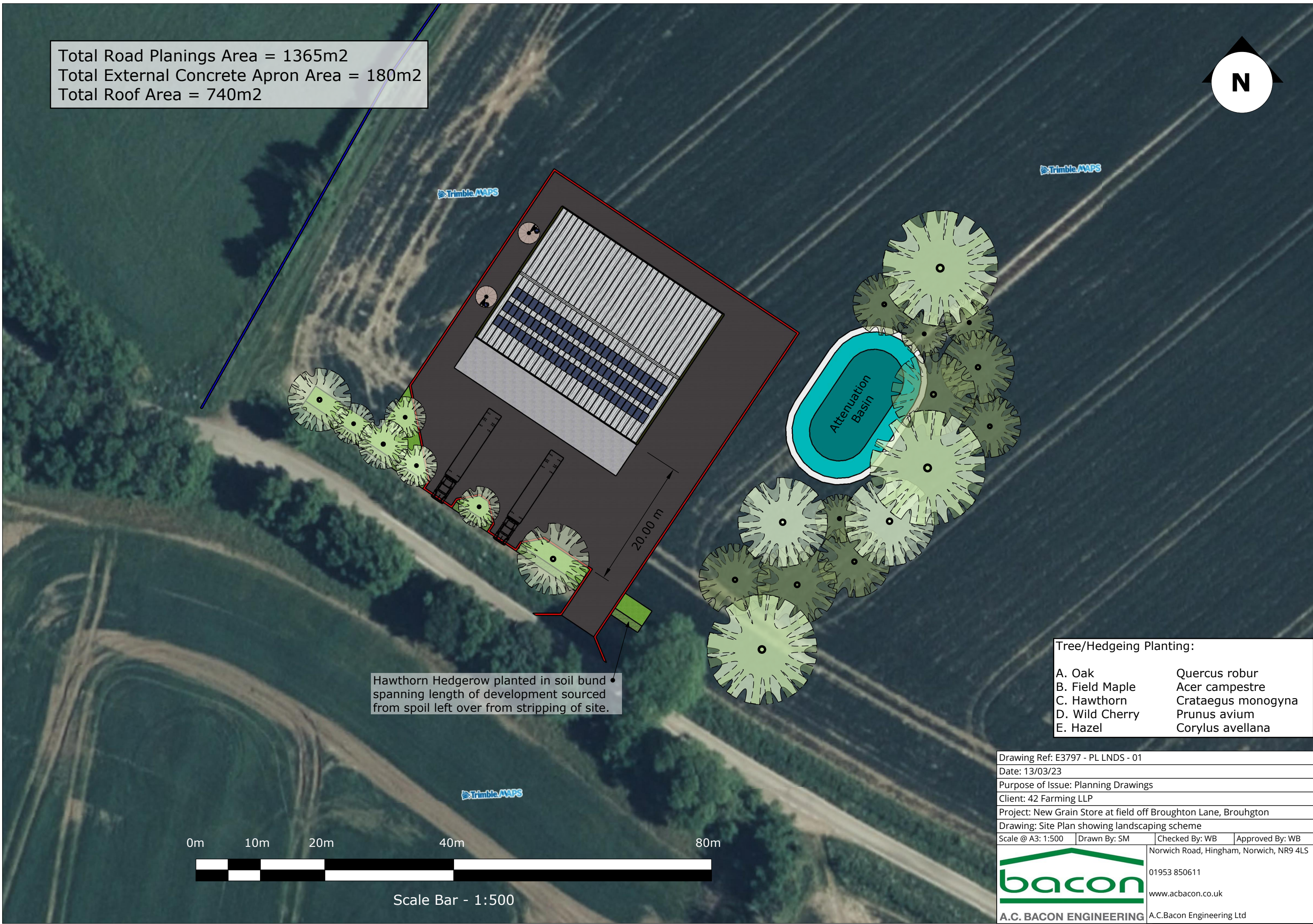
Stanfords VectorMap



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Total Road Planings Area = 1365m²
 Total External Concrete Apron Area = 180m²
 Total Roof Area = 740m²



Hawthorn Hedgerow planted in soil bund spanning length of development sourced from spoil left over from stripping of site.

Attenuation Basin

20.00 m

Tree/Hedging Planting:

A. Oak	Quercus robur
B. Field Maple	Acer campestre
C. Hawthorn	Crataegus monogyna
D. Wild Cherry	Prunus avium
E. Hazel	Corylus avellana

0m 10m 20m 40m 80m



Scale Bar - 1:500

Drawing Ref: E3797 - PL LNDS - 01			
Date: 13/03/23			
Purpose of Issue: Planning Drawings			
Client: 42 Farming LLP			
Project: New Grain Store at field off Broughton Lane, Brouhgton			
Drawing: Site Plan showing landscaping scheme			
Scale @ A3: 1:500	Drawn By: SM	Checked By: WB	Approved By: WB
		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
www.acbacon.co.uk		A.C. Bacon Engineering Ltd	


South West Elevation



Existing 1.8m high hedgerow to be maintained as such



Scale Bar - 1:100

Key:  = Proposed Soil Bund created from spoil left from stripping of site

Drawing Ref: E3797 - PL LDS - 01

Date: 14/03/23

Purpose of Issue: Planning Drawings

Client: Mr. G. Gowlett

Project: New Grain Store at field South East of Manor Farm, Broughton

Drawing: South West Elevation

Scale @ A3: 1:100 | Drawn By: SM | Checked By: - | Approved By: -

Norwich Road, Hingham, Norwich, NR9 4LS

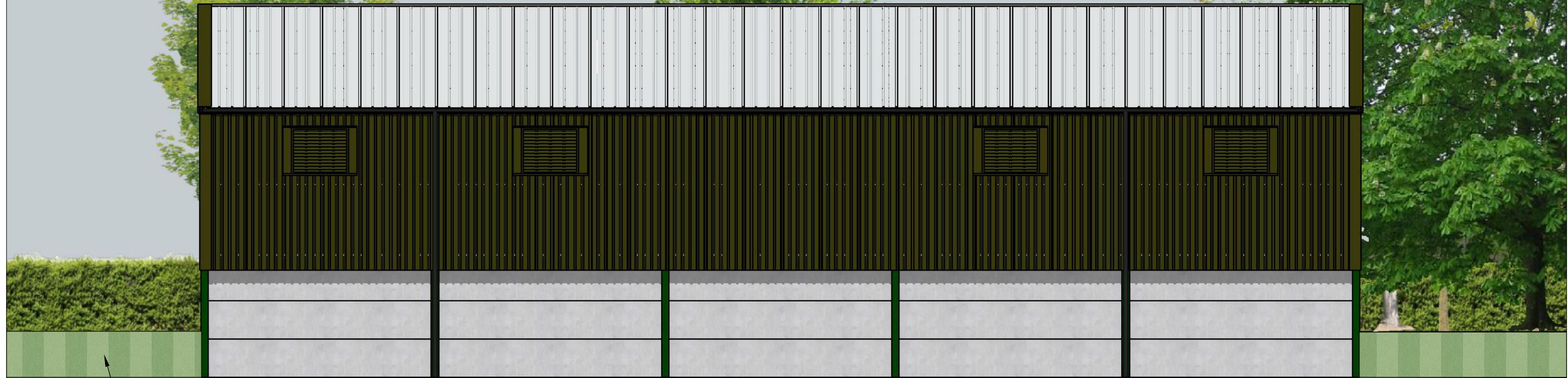
01953 850611

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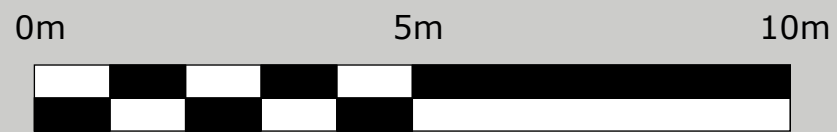
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North East Elevation



Proposed soil bund created from spoil left over from stripping of site.



Scale Bar - 1:100

Drawing Ref: E3797 - PL LDS - 02			
Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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		A.C. Bacon Engineering Ltd	

South East Elevation




Proposed soil bund created from spoil left over from stripping of site.

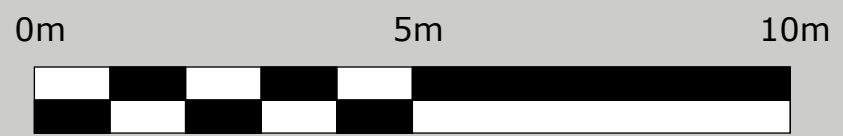
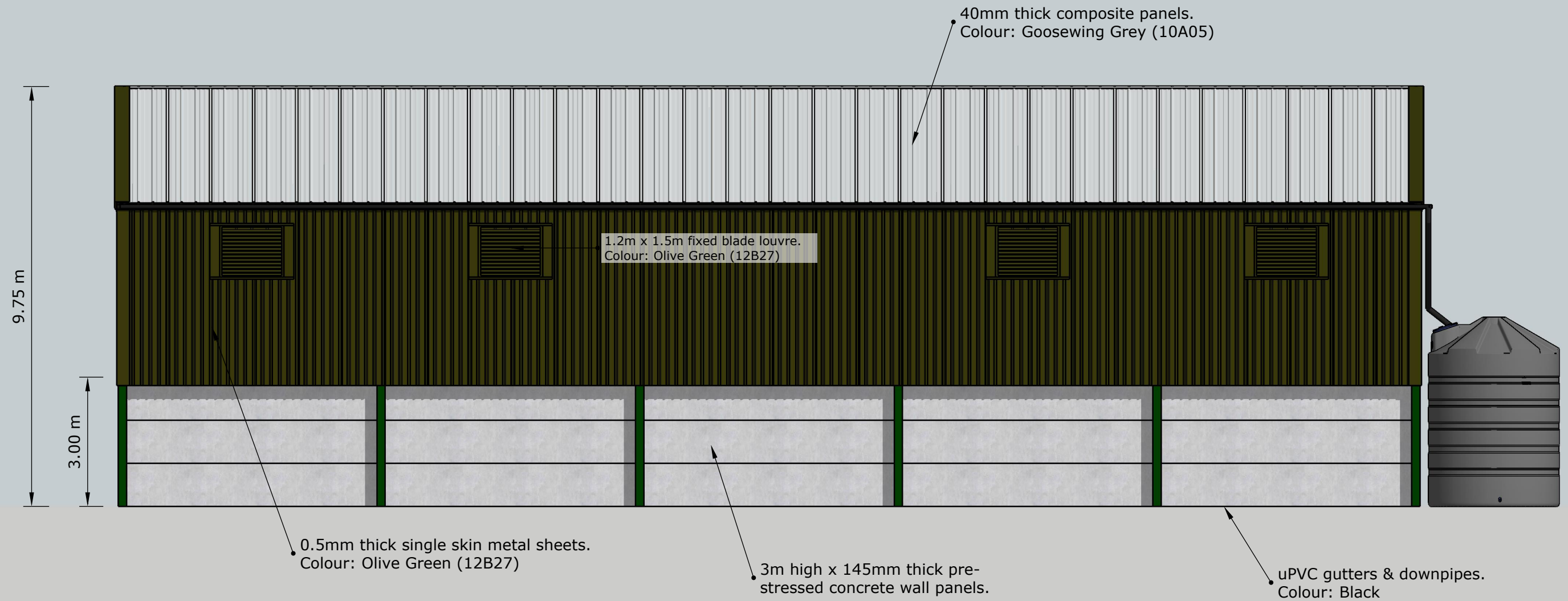
0m 5m 10m 20m




Scale Bar - 1:150

Drawing Ref: E3797 - PL LDS - 03			
Date: 14/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South East Elevation			
Scale @ A3: 1:150	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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North East Elevation



Scale Bar - 1:100

Drawing Ref: E3797 - PL - 02 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North East Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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		01953 850611	
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		A.C. Bacon Engineering Ltd	


North West Elevation



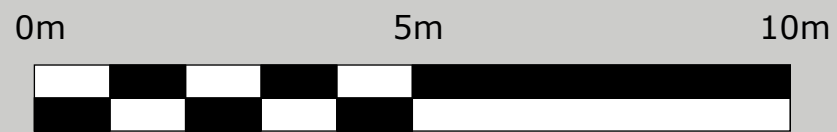
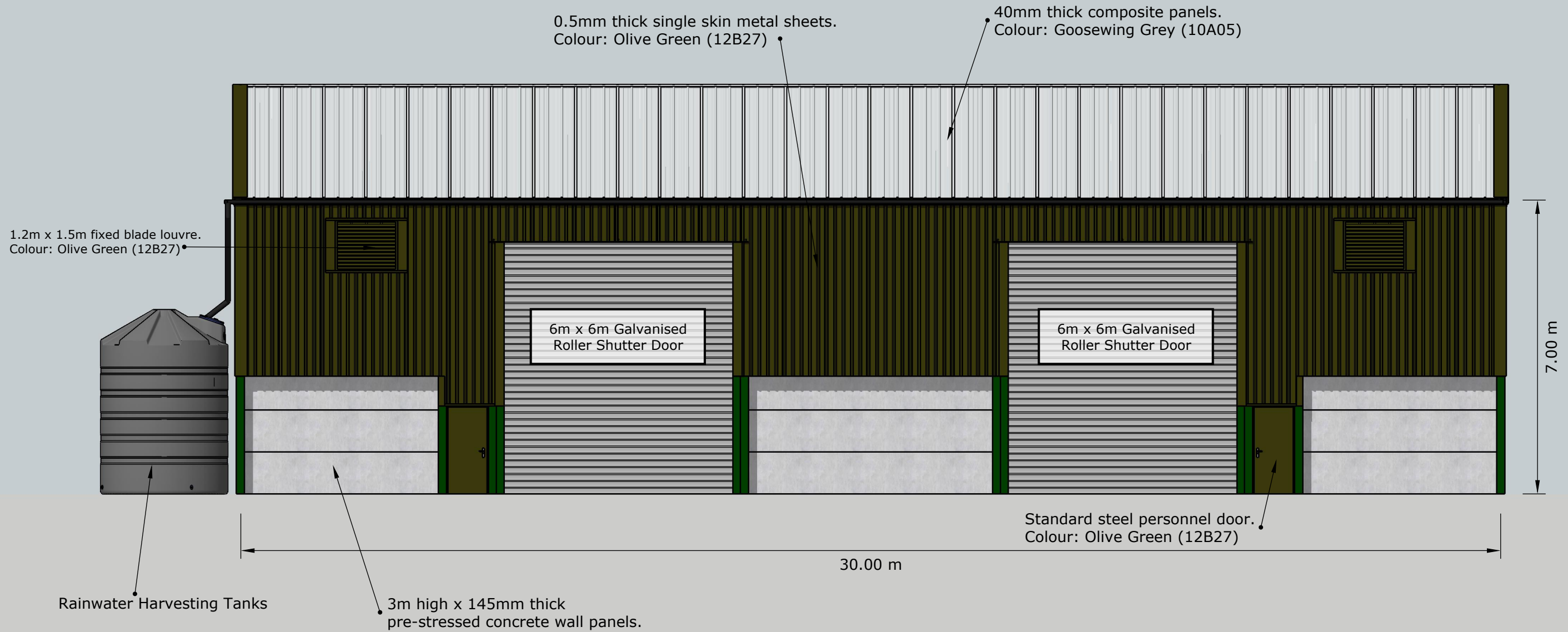
0m 1m 2m 4m 8m




Scale Bar - 1:75

Drawing Ref: E3797 - PL - 03 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: North West Elevation			
Scale @ A3: 1:75	Drawn By: SM	Checked By: -	Approved By: -
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		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	

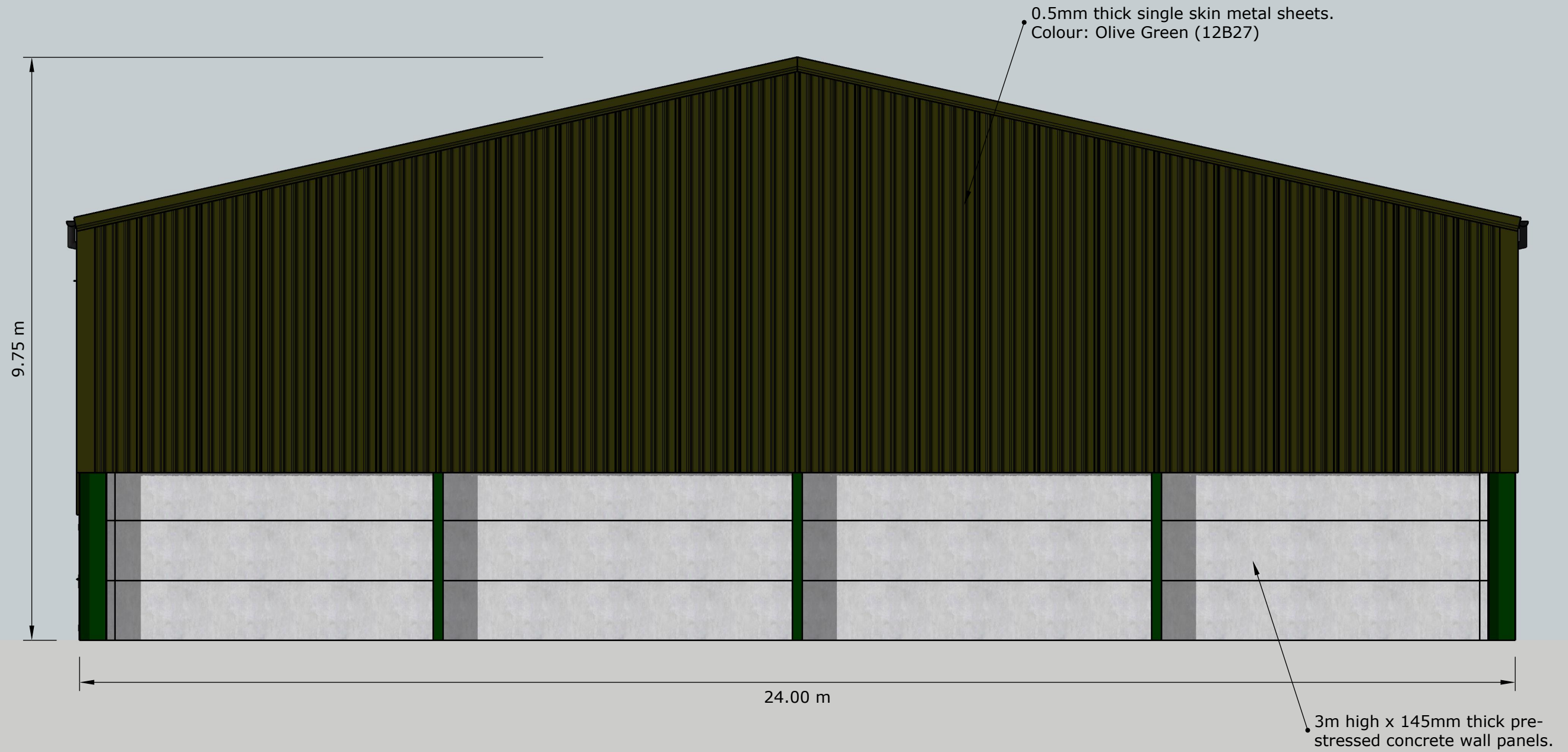
South West Elevation



Scale Bar - 1:100

Drawing Ref: E3797 - PL - 01 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South West Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
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		01953 850611	
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		A.C. Bacon Engineering Ltd	


South East Elevation



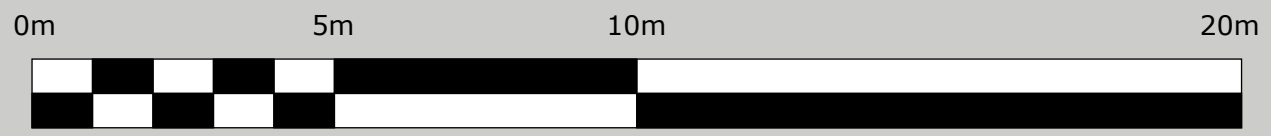
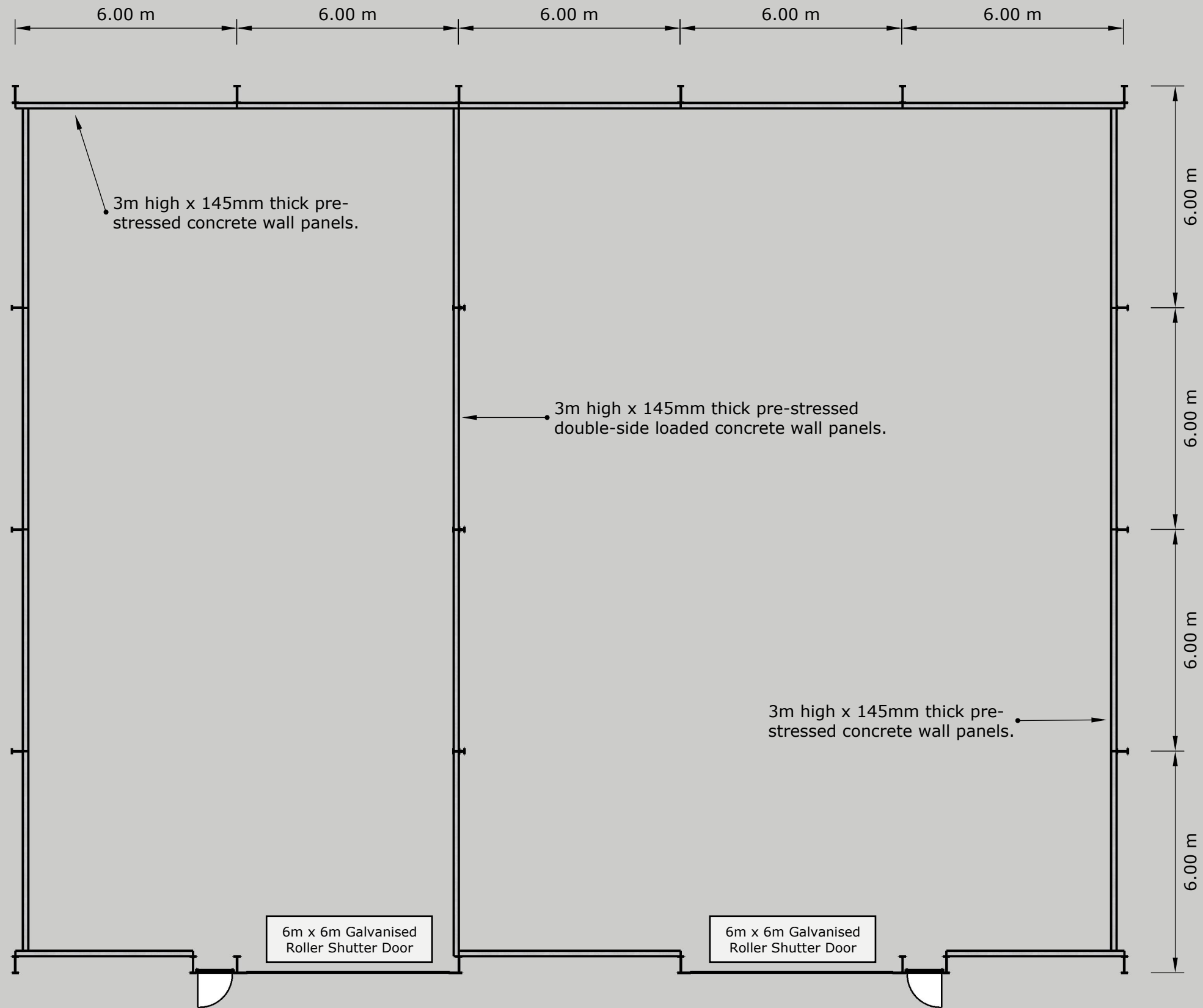
0m 1m 2m 4m 8m




Scale Bar - 1:75

Drawing Ref: E3797 - PL - 04 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South East Elevation			
Scale @ A3: 1:75	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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		A.C. Bacon Engineering Ltd	

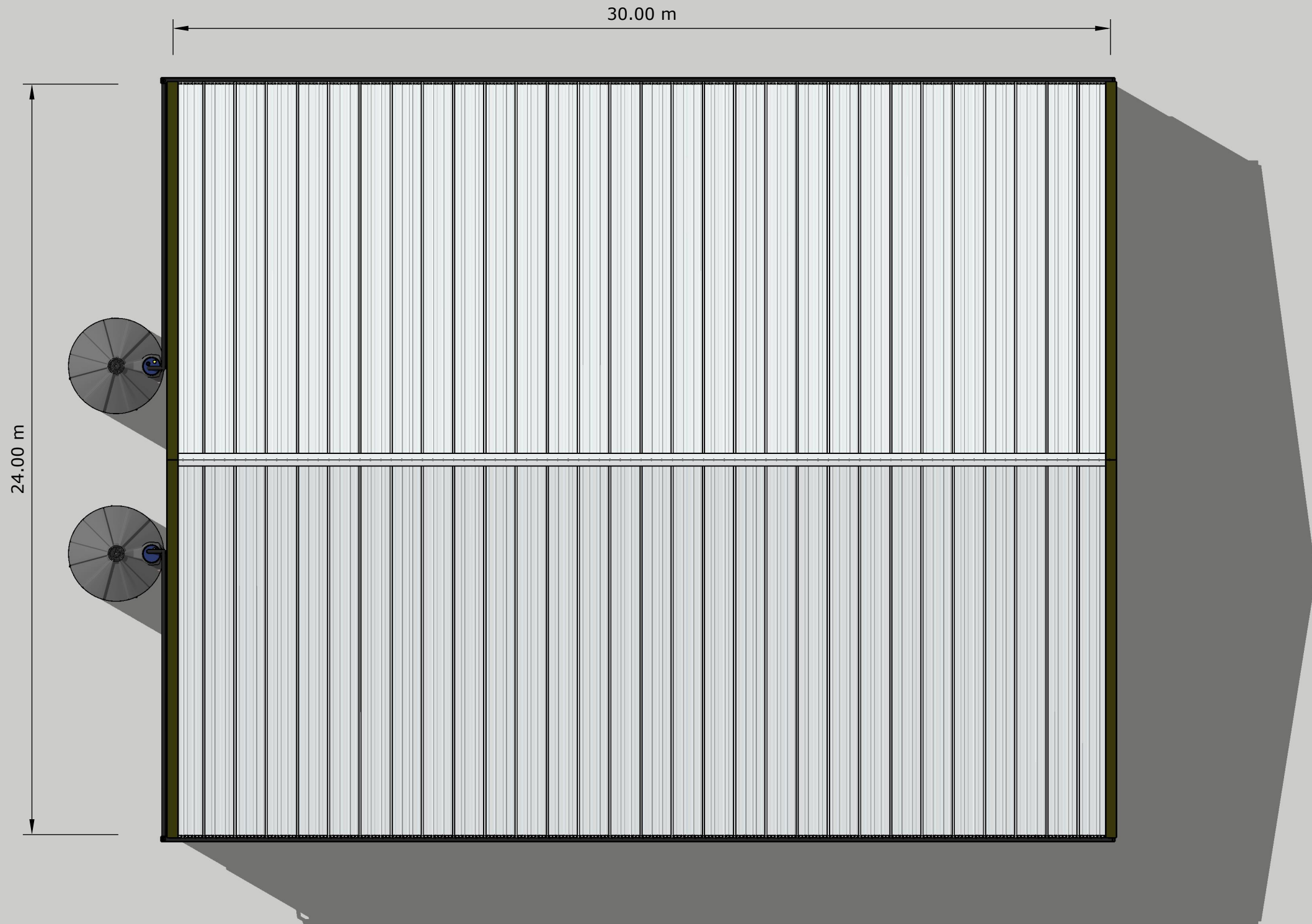
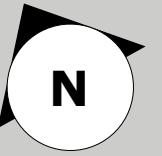
Floor Plan




Scale Bar - 1:125

Drawing Ref: E3797 - PL - 06 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: Floor Plan			
Scale @ A3: 1:125	Drawn By: SM	Checked By: -	Approved By: -
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		A.C. Bacon Engineering Ltd	

Roof Plan



Scale Bar - 1:150

Drawing Ref: E3797 - PL - 05 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: Roof Plan			
Scale @ A3: 1:150	Drawn By: SM	Checked By: -	Approved By: -
		Norwich Road, Hingham, Norwich, NR9 4LS	
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