

# DEVELOPMENT MANAGEMENT COMMITTEE 21<sup>st</sup> August 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:** 3<sup>rd</sup> April 2023

**Parish:** Broughton

---

## RECOMMENDATION - 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.

## Background

- 1.4 The application was considered by members at the Development Management Committee on 17<sup>th</sup> July 2023.
- 1.5 Officers recommended refusal for the following reasons:
1. 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).
  2. 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).
  3. 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).
- 1.6 Members resolved to defer the item for the following reason:
- to allow for the additional/revised information in relation to reason's 2 and 3 (that was submitted before the committee but was not accepted by Officers due to no amendment rule currently in place) to be consulted on.
- 1.7 The applicant resent this information (updated site plan, discussion with highways about vehicle movements, drainage strategy, updated planning statement and covering letter) following the committee meeting. This has all been consulted on.
- 1.8 The following sections of the report have been amended:
- Consultations
  - Principle of Development
  - Design, Visual Amenity and Impact on the Countryside
  - Highway Safety

- Flood Risk/Drainage
- Other Matters
- Conclusion
- Recommendation

1.9 The rest of the report remain unchanged.

## **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 – Object – fails to integrate the building into the landscape successfully.



\*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 – No objections subject to conditions.

\*CCC Highways – No objections subject to conditions.

## **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 applicant has submitted an Additional Planning Justification Statement which outlines the following:
- The current grain store built in 1985 and advises that this is now insufficient given the increased output and space required for modern machinery.
  - The proposed 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). A range of traditional piggeries and shelters which lie between the existing grain store and Manor Farmhouse are likely to be deemed curtilage listed because of their historic and spatial relationship with Manor Farmhouse.
  - Provided details on the level of crop production anticipated, how the existing store could only meet 60% of the farms storage needs.
  - Whilst the applicant owns other land close to and surrounding the village, this is constrained by the proximity of nearby residential dwellings and the potential for environmental conflict.
  - The need for an accessible location which can be serviced by large farm machinery is essential and not something that would be appropriate from the restricted roads and streets which surround the village
  - Utilises Grade 3 with a small amount of Grade 2.
- 7.7 Officers consider that the submitted detail does 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. Therefore, providing justification for the operational need for the siting of the building.
- 7.8 Notwithstanding the above, Officers consider that the proposed scale and siting of the building would be inappropriate in terms of visual impact. 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.
- 7.9 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”.

- 7.10 Overall, the development is considered to be contrary to Policies LP10, LP11, LP12 and LP19 part h) 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**

- 7.11 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.
- 7.12 This application seeks planning permission to erect a 720m<sup>2</sup> 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 be 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.

- 7.13 The Council's Landscape Officer objects to the application as the proposed development would not integrate the building into the landscape successfully. The proposals would introduce a large building with an industrial character into a deeply rural landscape. The structure would be detached from the village or visually related to other buildings other buildings. would be highly visible in the landscape over a wide area from local and more distant viewpoints. However, views from the north, east and south-east will show the building on its own in a rural landscape. As acknowledged in the DAS the existing screening along Broughton Lane is limited and is at present – and is likely to be into the future – provide little if any setting or screening of the development, even with the proposed 1.8m hedge management proposed to the site frontage and the wider area. However, much of this planting – that screening from the east and the south – and around the flood detention area - lies outside the application boundary. Also, the sections supplied show that the proposed planting would be rather formal in character – more like an urban business park than that screening or filtering views to a large agricultural building.
- 7.14 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 part 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**

7.15 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**

7.16 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

- 7.17 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.
- 7.18 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.
- 7.19 CCC Highways team were consulted on the application and originally advised that given the lack of detail provided they are unable to provide a clear assessment of the suitability of the proposal. This previously formed a reason for refusal prior to members deferring the application to allow for the consultation of the additional information that had been submitted. The applicant provided additional information about the vehicle movements and also submitted a Proposed Site Plan with Access & Tracking has been provided which details the access dimensions, drainage, construction and visibility splays. Highways have reviewed the additional information and consider the movements and proposed plan to be acceptable. Highways now support the application subject to a number of conditions regarding gates set back from road, access width, access construction, manoeuvring area to be laid out/retained, construction temporary facilities, visibility splays.
- 7.20 If the application were to be recommended for approval, Officers would recommend the above conditions to be included on the consent. Subject to the inclusion of the recommended Highways condition, the proposal would therefore be acceptable in highway safety terms in compliance with Policy LP17 of the Local Plan to 2036 and paragraph 111 of the NPPF (2021).



## **Flood Risk/Drainage**

- 7.21 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.
- 7.22 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.
- 7.23 The CCC as the Lead Local Flood Authority (LLFA) were consulted and originally raised an objection on grounds that Insufficient rainfall data has been provided and incomplete hydraulic calculations. This previously formed a reason for refusal prior to members deferring the application to allow for the consultation of the additional information that had been submitted. The applicant provided additional information to the LLFA who have now removed their objection subject to conditions regarding surface water drainage.
- 7.24 If the application were to be recommended for approval, Officers would recommend the above conditions to be included on the consent. Subject to the inclusion of the recommended drainage conditions, the proposal would therefore be acceptable in drainage and flood risk terms. The proposal is therefore compliant with policies LP5 and LP15 of the Local Plan to 2036 and paragraph 167 of the NPPF (2021).

## **Impact on Trees**

- 7.25 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**

7.26 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**

7.27 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**

7.28 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.

### **Other Matters**

7.29 At the previous meeting, and in response to a question by members, Officers suggested that the proposed development was not permitted development because of the size of the building. This was incorrect. Permitted development rights were updated to a new threshold of 1000sqm for agricultural buildings. The Council has previously advised the applicant that because the site was

within 3km of an operational Airfield and exceeded the height limitations, the development was not considered to be permitted development and therefore required planning permission.

## **Conclusion**

- 7.30 Following the deferral by members at the 17<sup>th</sup> July Planning committee, Officers have considered and consulted on the additional information.
- 7.31 This has led to the removal of the reference to the lack of justification for the siting of the proposed building within reason 1, but the rest of the reason regarding visual impact remains.
- 7.32 The reason regarding highway safety has been addressed and therefore removed.
- 7.33 The reason regarding flood risk and drainage has been addressed and therefore removed.

## **8. RECOMMENDATION – refusal on the following grounds:**

1. 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, LP12, LP19 part 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).

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

**CONTACT OFFICER: Lewis Tomlinson**

Enquiries [lewis.tomlinson@huntingdonshire.gov.uk](mailto:lewis.tomlinson@huntingdonshire.gov.uk)

Pathfinder House, St Mary's Street  
Huntingdon. PE29 3TN  
Developmentcontrol@huntingdonshire.gov.uk

01480 388424  
www.huntingdonshire.gov.uk

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

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

Michael O'Donovan (Chairman) Clerk to Broughton Town/Parish Council. (For GDPR purposes please do not sign)

Date: *27<sup>th</sup> 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](mailto: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



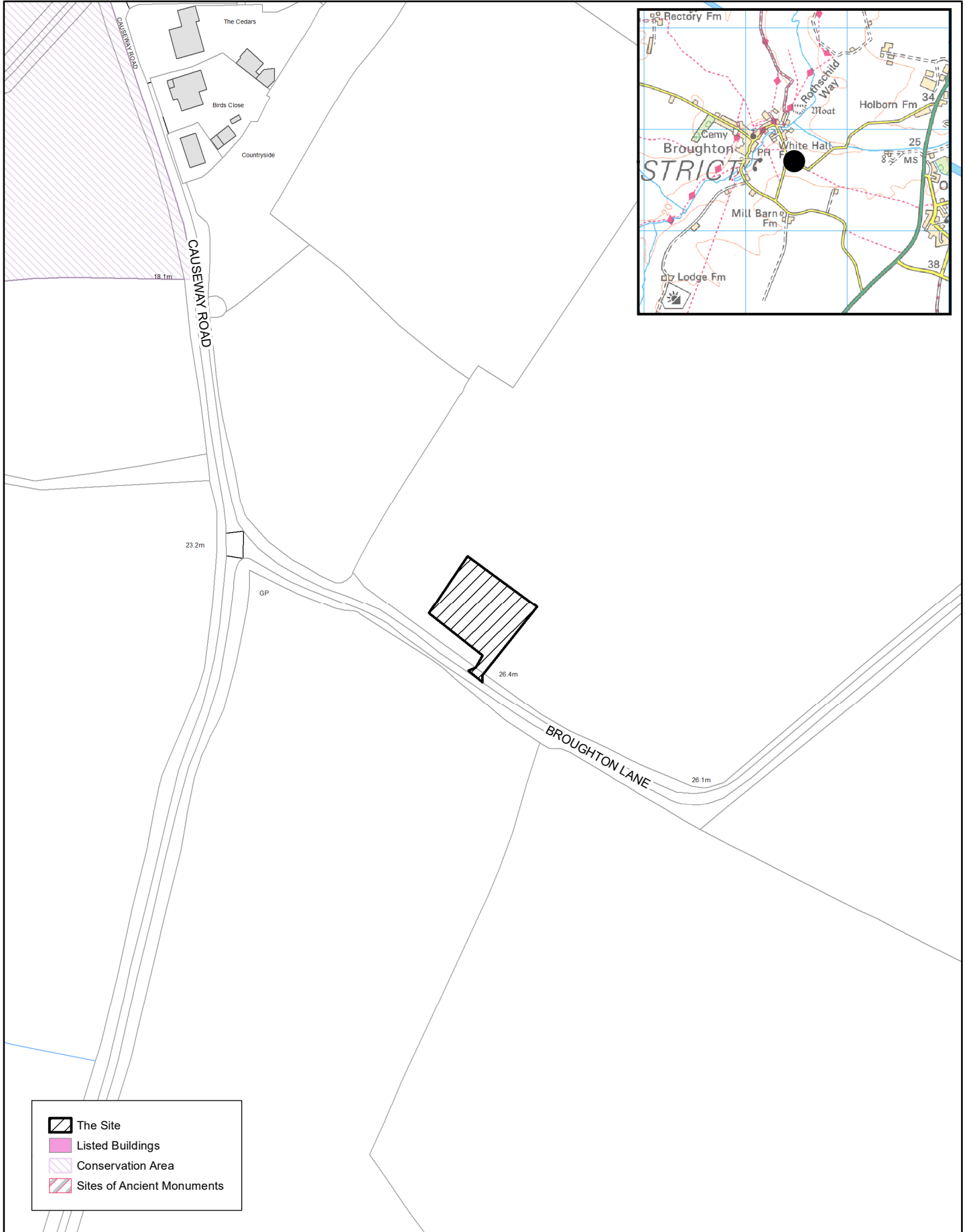
Scale = 1:2,248

Application Ref:23/00490/FUL

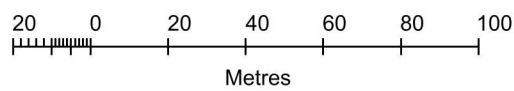
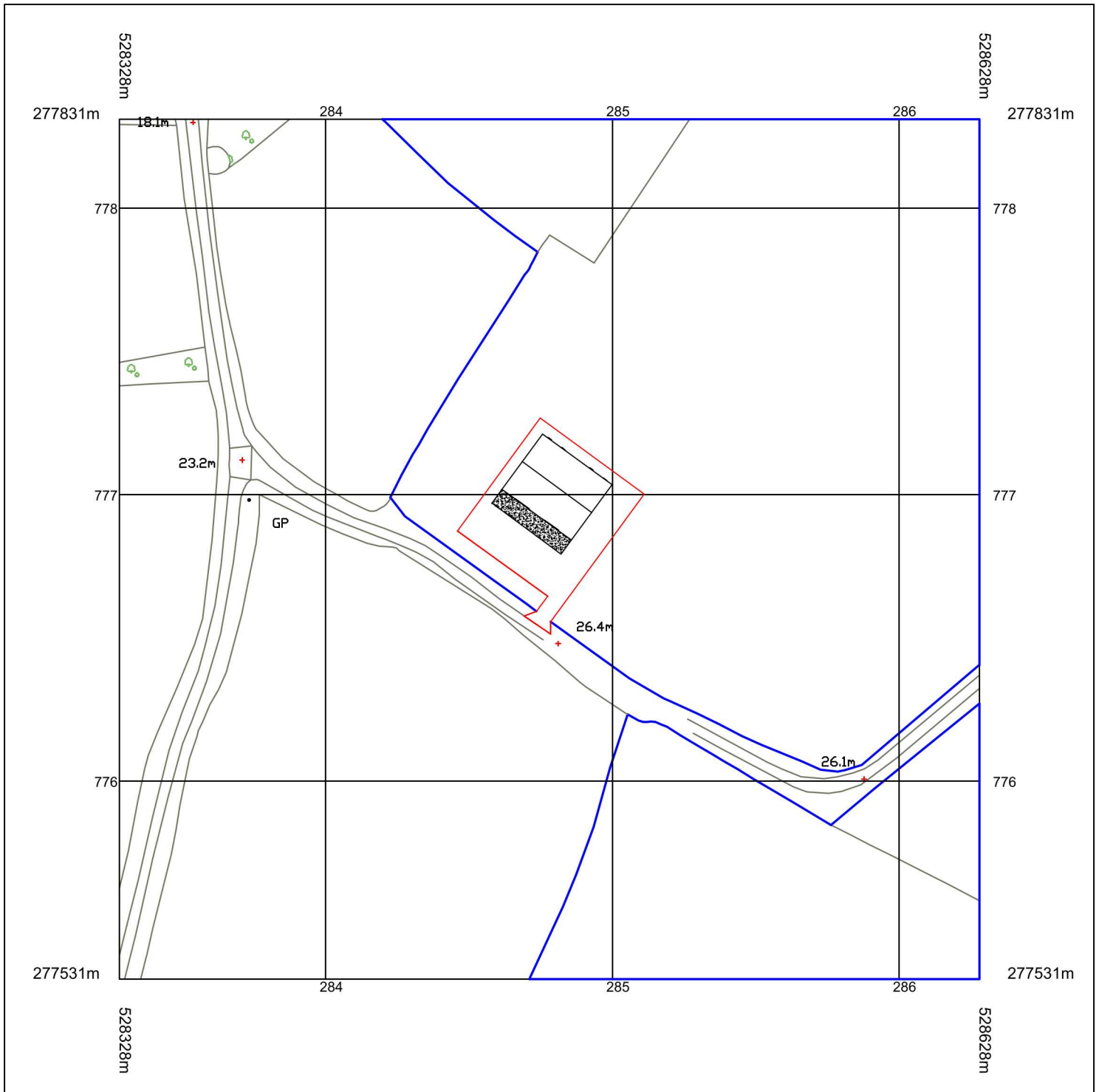
Date Created: 05/07/2023

Location: Broughton

© Crown copyright and database rights 2023  
Ordnance Survey HDC 100022322



# Stanfords VectorMap

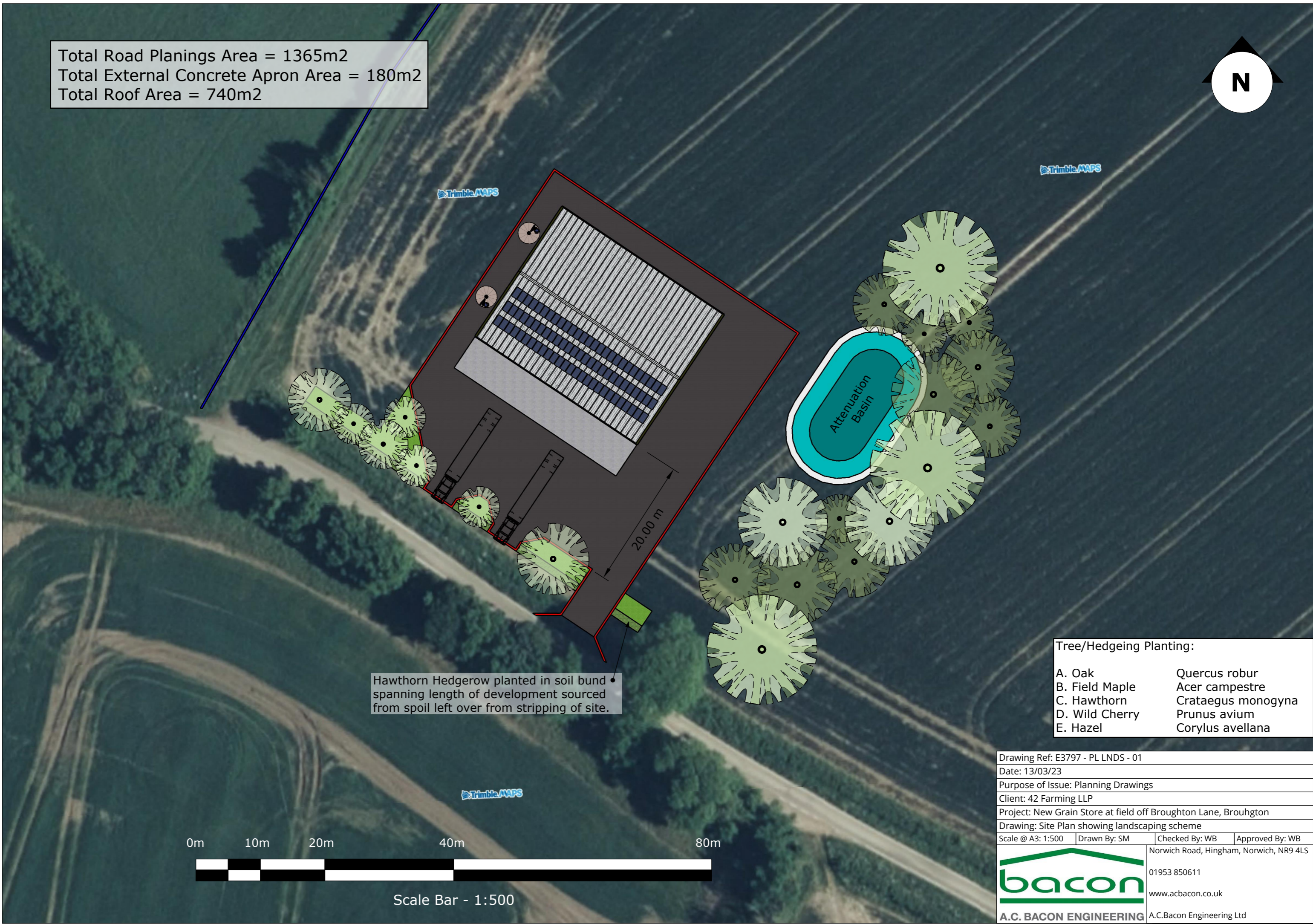


© Crown copyright and database rights 2022 OS 100035409

Reproduction in whole or in part is prohibited  
without the permission of Ordnance Survey.



Total Road Planings Area = 1365m<sup>2</sup>  
 Total External Concrete Apron Area = 180m<sup>2</sup>  
 Total Roof Area = 740m<sup>2</sup>



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

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

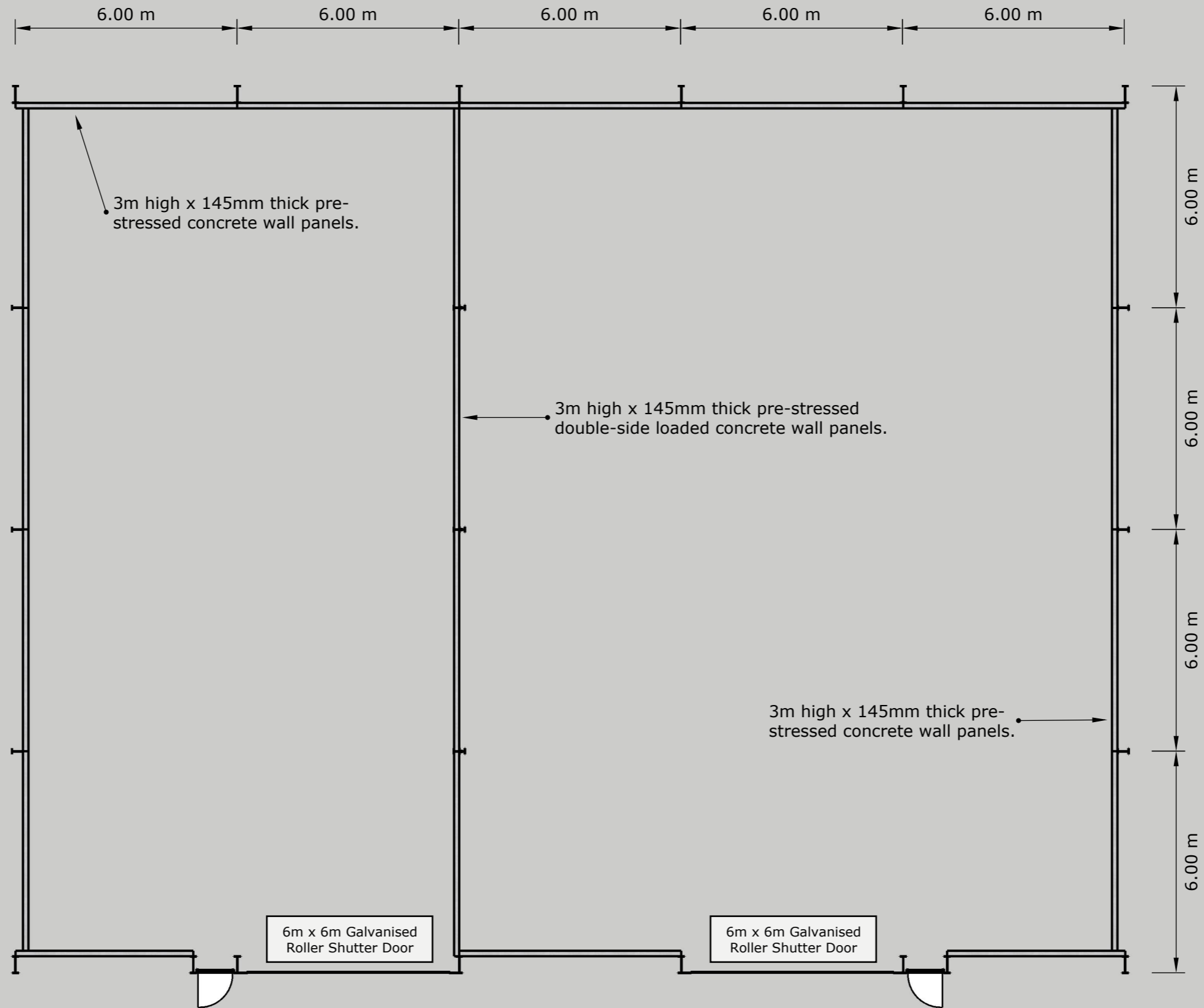



Scale Bar - 1:500

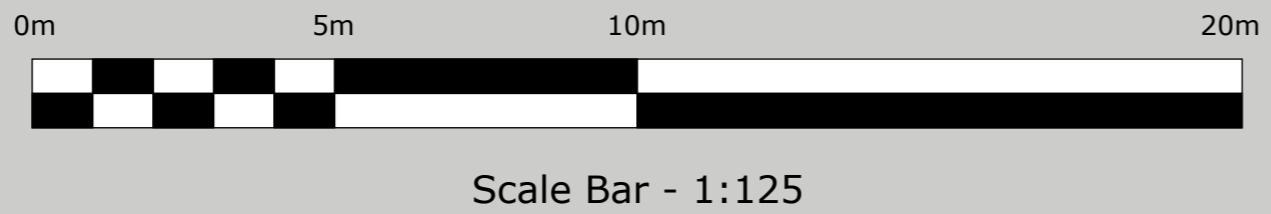
Drawing Ref: E3797 - PL LNDS - 01			
Date: 13/03/23			
Purpose of Issue: Planning Drawings			
Client: 42 Farming LLP			
Project: New Grain Store at field off Broughton Lane, Brouhgton			
Drawing: Site Plan showing landscaping scheme			
Scale @ A3: 1:500	Drawn By: SM	Checked By: WB	Approved By: WB
Norwich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



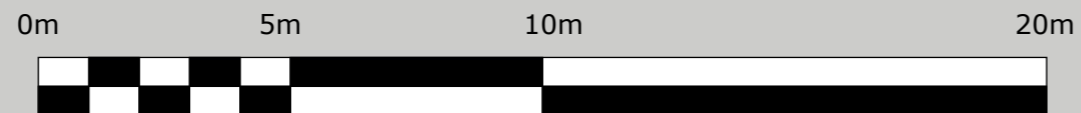
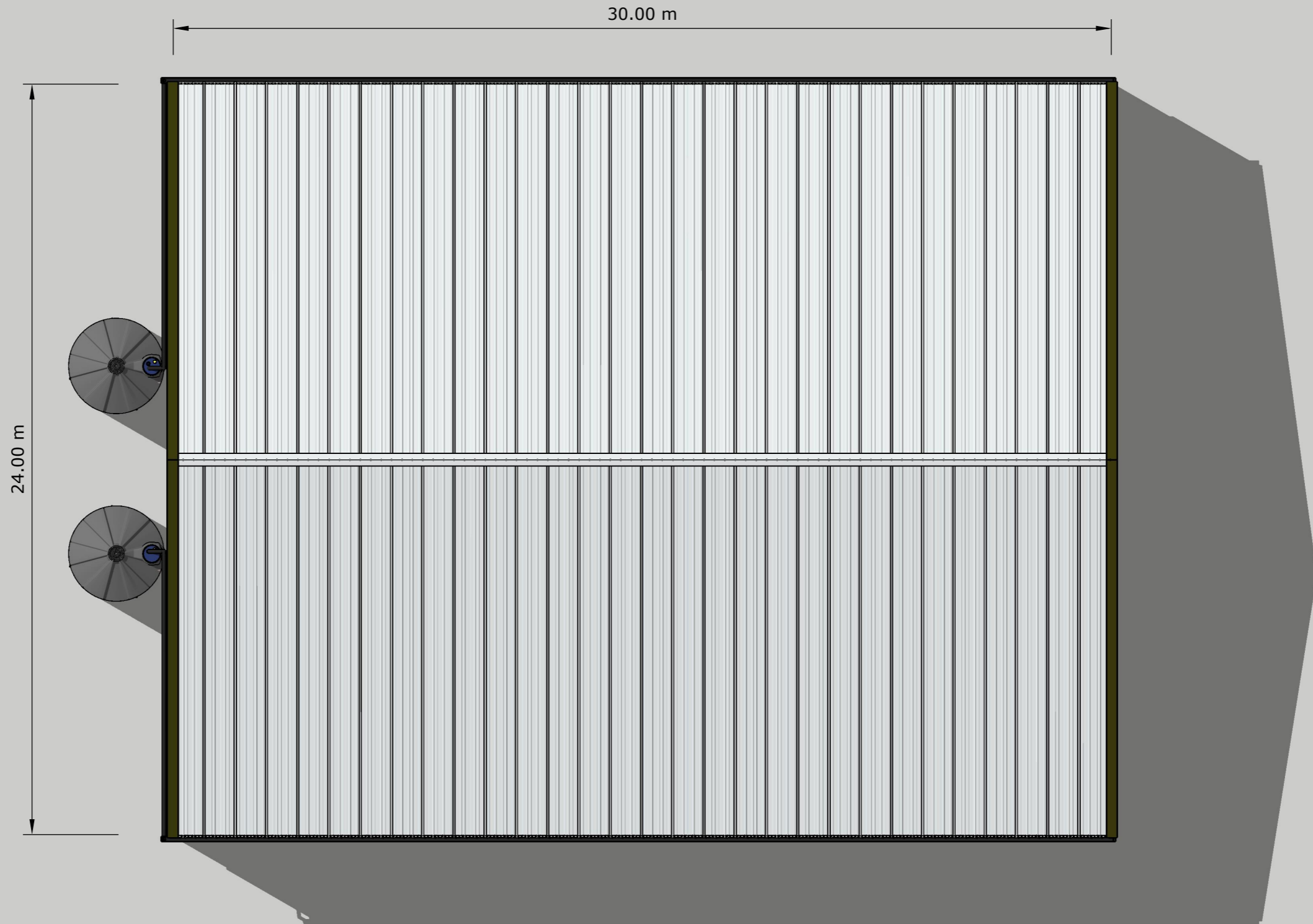
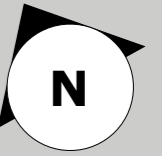
# Floor Plan




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: -
 <b>A.C. BACON ENGINEERING</b>		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	



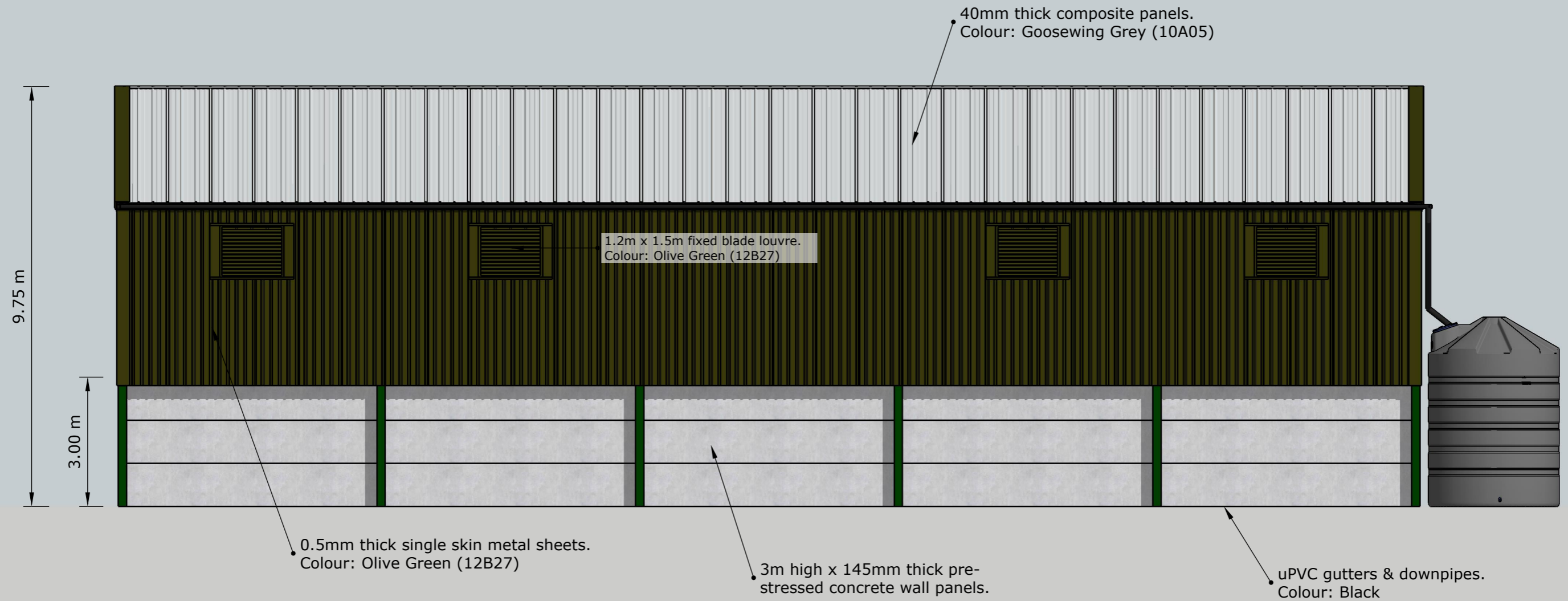
# Roof Plan




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	
A.C. BACON ENGINEERING		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	

# 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: -
 <b>A.C. BACON ENGINEERING</b>		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
		www.acbacon.co.uk	
		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: -
 <b>A.C. BACON ENGINEERING</b>		Norwich Road, Hingham, Norwich, NR9 4LS	
		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	


# South East Elevation



0m 1m 2m 4m 8m

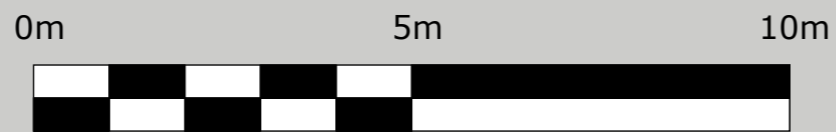
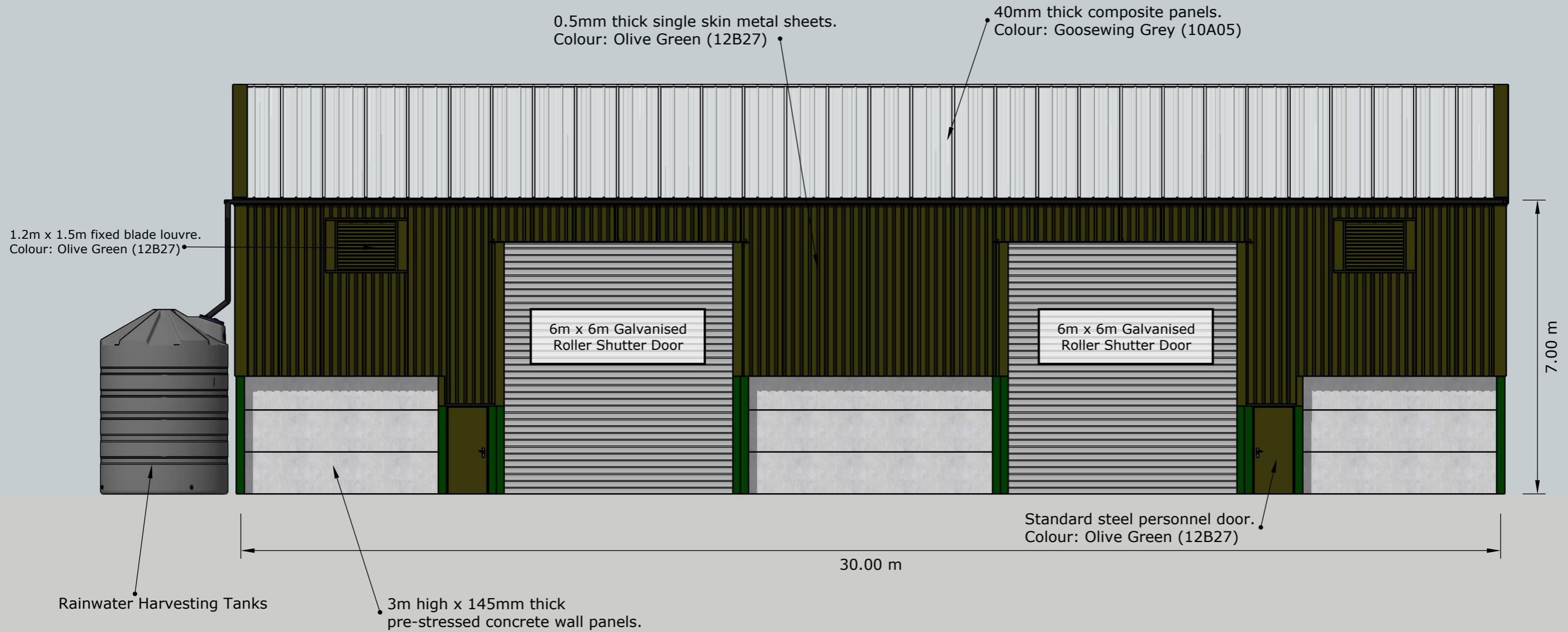


Scale Bar - 1:75


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	
A.C. BACON ENGINEERING		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	



# South West Elevation



Scale Bar - 1:100

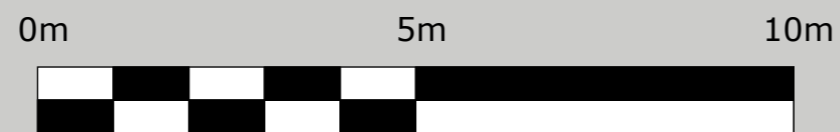
Drawing Ref: E3797 - PL - 01 - Rev A			
Date: 16/03/23			
Purpose of Issue: Planning Drawings			
Client: Mr. G. Gowlett			
Project: New Grain Store at field South East of Manor Farm, Broughton			
Drawing: South West Elevation			
Scale @ A3: 1:100	Drawn By: SM	Checked By: -	Approved By: -
 <b>A.C. BACON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

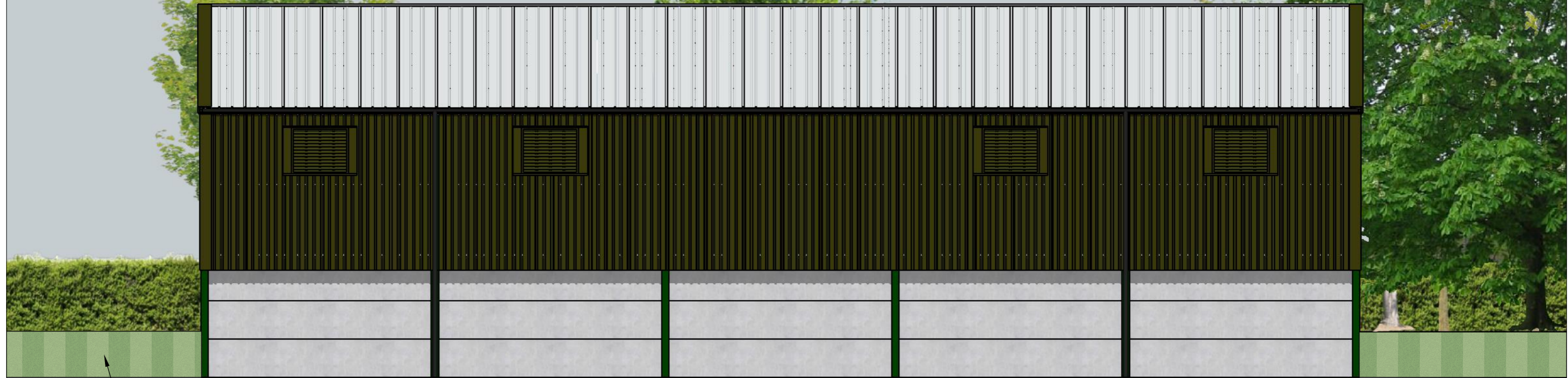
www.acbacon.co.uk

**bacon**

**A.C. BACON ENGINEERING** A.C. Bacon Engineering Ltd



# 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	
A.C. BACON ENGINEERING		01953 850611	
		www.acbacon.co.uk	
		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	
A.C. BACON ENGINEERING		01953 850611	
		www.acbacon.co.uk	
		A.C. Bacon Engineering Ltd	