DEVELOPMENT MANAGEMENT PANEL 15 OCTOBER 2012

Case No: 1201228FUL (FULL PLANNING APPLICATION)

Proposal: ERECTION OF AGRICULTURAL BUILDING FOR FREE RANGE HENS WITH NEW VEHICULAR ACCESS, HARDSTANDING AND FEED BINS.

Location: LAND SOUTH OF MANOR FARM WINWICK ROAD

Applicant: AK AND JF FARMS

Grid Ref: 512971 279505

Date of Registration: 01.08.2012

Parish: HAMERTON AND STEEPLE GIDDING

RECOMMENDATION - APPROVE

1. DESCRIPTION OF SITE AND APPLICATION

1.1 This application has been referred to Panel at the request of Councillor Tysoe. The reason for his request is that he has received representations from residents who wish to object and felt their views were not adequately aired at the Parish Meeting.

1.2 The site lies on part of an arable field in the open countryside south-west of Hamerton. Development in the vicinity of the site is scattered. The site levels rise to the west and the surrounding land is gently undulating with large fields and some perimeter landscaping.

1.3 The site fronts onto a narrow classified road which is partly only single-vehicle width. The south-western and south-eastern boundaries are mostly defined by hedgerows. There are a few trees in the south-western hedge. The other site boundaries are undefined.

1.4 The proposal is to erect a building for 16,000 free-range laying hens and associated egg packing and to provide a vehicular access, hardstanding and two feed silos.

1.5 The footprint of the building would measure approximately 85.3m by 16m (covering a ground area of approximately 1365 sq.m.). The roof will be approximately 3m high at the eaves and 5.2m high at the ridge, with a series of roof vents on the ridge above the ridgeline. The building would be of polyester coated profile sheeting in Juniper Green (BS12B29).

1.6 The two feed bins would be approximately 7.5m high and the external finish would also be in the Juniper Green colour.

1.7 The adjoining land to the north-west and north-east would be fenced and landscaped and used for the hens to roam. The manure would be spread on the fields.

1.8 The applicants are farmers of arable land. The farm centre, with a farm house (Manor Farm) and a range of agricultural buildings, lies in Hamerton and a further dwelling (Manor Farm Cottage) lies west of the farm centre. The original farm house, The Manor House, which lies immediately east of Manor Farm, is not part of the farm centre.

1.9 The proposed access has been widened and the manoeuvring and parking area adjusted at officer/ Cambridgeshire County Council Highways request.

2. NATIONAL GUIDANCE

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

2.2 Technical Guidance Note IPPC SRG 6.02 (Farming) Integrated Pollution Prevention and Control (IPPC): Odour Management at Intensive Livestock Installations – provides guidance on avoidance of harm with odours.

For full details visit the government website http://www.communities.gov.uk and follow the links to planning, Building and Environment, Planning, Planning Policy.

3. PLANNING POLICIES

Further information on the role of planning policies in deciding planning applications can also be found at the following website: http://www.communities.gov.uk then follow links Planning, Building and Environment, Planning, Planning Information and Guidance, Planning Guidance and Advice and then Creating and Better Place to Live

3.1 East of England Plan - Revision to the Regional Spatial Strategy (May 2008) Policies viewable at http://www.go-east.gov.uk then follow links to Planning, Regional Planning then Related Documents

- **ENV7:** "Quality in the Built Environment" - requires new development to be of high quality which complements the distinctive character and best qualities of the local area and promotes urban renaissance and regeneration.

3.2 Cambridgeshire and Peterborough Structure Plan (2003)
Saved policies from the Cambridgeshire and Peterborough Structure Plan 2003 are relevant and viewable at

http://www.cambridgeshire.gov.uk follow the links to environment, planning, planning policy and Structure Plan 2003: none relevant.

3.3 Huntingdonshire Local Plan (1995) Saved policies from the Huntingdonshire Local Plan 1995 are relevant and viewable at www.huntingdonshire.gov.uk/localplan95

- **En17:** "Development in the Countryside" - development in the countryside is restricted to that which is essential to the effective operation of local agriculture, horticulture, forestry, permitted mineral extraction, outdoor recreation or public utility services.

- **En25**: "General Design Criteria" - indicates that the District Council will expect new development to respect the scale, form, materials and design of established buildings in the locality and make adequate provision for landscaping and amenity areas.

- **En20:** Landscaping Scheme. - Wherever appropriate a development will be subject to the conditions requiring the execution of a landscaping scheme.

- **T18:** "Access requirements for new development" states development should be accessed by a highway of acceptable design and appropriate construction.

3.4 Huntingdonshire Local Plan Alterations (2002) Saved policies from the Huntingdon Local Plan Alterations 2002 are relevant and viewable at www.huntingdonshire.gov.uk/localplan - Then click on "Local Plan Alteration (2002): none relevant.

- Policies from the Adopted Huntingdonshire Local Development Framework Core Strategy 2009 are relevant and viewable at http://www.huntsdc.gov.uk click on Environment and Planning then click on Planning then click on Planning Policy and then click on Core Strategy where there is a link to the Adopted Core Strategy.

- **CS1:** "Sustainable development in Huntingdonshire" – all developments will contribute to the pursuit of sustainable development, having regard to social, environmental and economic issues. All aspects will be considered including design, implementation and function of development.

- **CS3:** "The Settlement Hierarchy" – states that any area not specifically identified are classed as part of the countryside, where development will be strictly limited to that which has essential need to be located in the countryside.

3.5 Policies from the Development Management DPD: Proposed Submission 2010 are relevant.

- **C1:** "Sustainable Design" – development proposals should take account of the predicted impact of climate change over the expected lifetime of the development.

- **E1**: "Development Context" – development proposals shall demonstrate consideration of the character and appearance of the surrounding environment and the potential impact of the proposal.

- **E5:** "Tree, Woodland and Hedgerows" – proposals shall avoid the loss of, and minimise the risk of, harm to trees, woodland or hedgerows of visual, historic or nature conservation value, including ancient woodland and veteran trees. They should wherever possible be incorporated effectively within the landscape elements of the scheme.

- **P7:** "Development in the Countryside" – development in the countryside is restricted to those listed within the given criteria.
  a. essential operational development for agriculture, horticulture or forestry, outdoor recreation, equine-related activities, allocated mineral extraction or waste management facilities, infrastructure provision and national defence;
  b. development required for new or existing outdoor leisure and recreation where a countryside location is justified;
  c. renewable energy generation schemes;
  d. conservation or enhancement of specific features or sites of heritage or biodiversity value;
  e. the alteration, replacement, extension or change of use of existing buildings in accordance with other policies of the LDF;
  f. the erection or extension of outbuildings ancillary or incidental to existing dwellings;
  g. sites allocated for particular purposes in other Development Plan Documents.

- **H7:** "Amenity" – development proposals should safeguard the living conditions for residents and people occupying adjoining or nearby properties.

3.6 Policies from the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012):

- **Draft Policy 7:** "Scale of development in the countryside" - sets out the limited circumstances where sustainable development in the countryside will be considered.

3.7 Policies from the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012):

- **DM13:** – "Good design and sustainability" – development proposals should be at high standards of design for all new sustainable development and the built environment.

- **DM14:** "Amenity" – requires development proposals to provide a high standard of amenity for existing and future users of the proposed development and its surroundings.

- **DM25:** "Trees, woodland and related features" – A sustainable development proposal will be acceptable where it avoids the loss of, and minimises the risk of harm to trees, woodland, hedges or hedgerows of visual, historic or nature conservation value, including orchards, ancient woodland and aged or veteran trees.

Supplementary Planning Documents/Guidance:

3.8 Huntingdonshire Landscape and Townscape Assessment Supplementary Planning Document 2007. The site lies in the Northern Wolds where the landscape character is 'achieved through the distinctive and repeated pattern of ridges, valleys and settlements. The ridges are generally in arable production. They have a relatively open feel, with long views and few hedgerow trees. In contrast, the valleys have a higher proportion of land in pastoral use. They feel more enclosed and intimate in scale, due to the lack of views out, and the smaller field sizes. They are also more vegetated, with large mixed hedgerows containing ancient and young oaks. The streams in the valley bottoms are narrow. The routes of the watercourses can often be discerned by a line of trees along the bank.'

3.9 Huntingdonshire Design Guide Supplementary Planning Document 2007.

3.10 Huntingdonshire District Council External Artificial Lighting SPG (1998).

4. PLANNING HISTORY

4.1 None on application site.

4.2 Several applications at Manor Farm yard, Hamerton including:
1000772FUL Erection of 2 new agricultural buildings; a grain store and a machinery cover - PERMITTED.
0900304AGDET Erection of agricultural storage building– details not required
0801095AGDET – Erection of a grain store – details not required
9300547FUL Conversion of barns to two dwellings -PER
8802195REM Erect one dwelling and garage -PER
8701531OUT Erect Agricultural dwelling -PER
7400153FUL Agricultural building –PER.

5. CONSULTATIONS

5.1 **Hamerton Parish Council:** 'No observations'

5.2 Environmental Protection Officer: No objections.

5.3 CCC Highways: No objections subject to conditions.

6. REPRESENTATIONS

6.1 Objections received from 5 parties at 3 properties plus 3 representations from two properties expressing concern that the proposal should be carefully considered.
Issues raised include:
* Village meeting debate is not replicated in Parish Council comments;
* Development would be inappropriate if in or adjacent to existing farm buildings;
* application is not consistent with national or local planning policy;
* development would not be sustainable in terms of its environmental impact;
* adverse effect upon the quality of the natural environment around Hamerton village;
* harm to residential amenity, and quality of life of local residents, by way of smells, light pollution, noise and visual and landscape harm;
* lack of information about drainage and inadequate consideration of smell;
* concern about impact of manure heaps on amenity;
* untrue statement that smell will not be apparent outside building, if it were true that there would be no smell from the unit, then there would be no need for this degree of "separation" from Manor Farm;
* proposal does not contribute towards local employment or to the retention of rural services or facilities in or around Hamerton as it involves just one full-time job, for the Applicant's daughter, and one part-time job, for his wife;
* proposal would place additional demands on scarce resources within a rural area;
* negative impact upon the sensitivities of a distinctive landscape;
* extra reliance on the use of the private motor car;
* not an "essential" operational development, and it is not "essential" that it be located in the sensitive landscape setting proposed; contrary to policy CS1 and D7;
* contrary to Policy P9 of the Development Management DPD: Proposed Submission 2010 as proposal entails development on a greenfield site;
* prevailing wind is from the south-west, so harm to amenity of Hamerton village will arise;
* there is no good reason why the building cannot be sited west of Manor Farm along Winwick Road, this would use existing facilities: water, electricity, sewerage and drainage, and hardstanding, turning areas and road access for articulated lorries: the site has none of those facilities;
* site is isolated and no utilities are available;
* the proposal is not consistent with the general principle of siting new agricultural buildings adjacent to existing agricultural buildings;
* visually intrusive contrary to policy P9 of the Development Management DPD: Proposed Submission 2010;
* the landscape in this area of the Northern Wolds is described in the Huntingdonshire Landscape and Townscape Assessment 2007 as "intimate in scale", an "historic landscape", and a "dispersed pattern of historic villages, with little modern development"; and "an attractive and relatively unspoilt area of countryside with a strong historical character". The

proposed development would be the largest building ever constructed in this
valley, out of scale and out of keeping with its surroundings, and inappropriate in design, scale and form;
* the proposal would breach the "key issue" identified for the area in the Landscape and Townscape Assessment as "the protection and enhancement of the distinctive characters of the valley... landscapes through the protection of smaller fields and meadows ... ";
* Concern about precedent for expansion of development and consequent visual impact;
* concern about adverse attention from animal-rights protesters and the steps
that the applicant would need to take to meet the risk e.g. future residential accommodation so that the site can be permanently manned, intrusive alarms and flood lighting and possible wind turbine;
* unacceptable security risks;
* query drainage for wc and washdown and noise from ventilation fans;
* impact on Listed Building;
* road is unsuitable for extra traffic being single track;
* damage to road from extra vehicles;
* concern layout of access suggests forward design for additional buildings;
* loss of hedge: visual impact;
* too close to neighbours houses;
* harm to area of outstanding beauty;
* concern over loss of landscaping;
* prevailing wind will spread unpleasant smell.

7. SUMMARY OF ISSUES

7.1 The main issues are the principle of the development in the countryside and the effect on the character and appearance of the countryside, impact on highway safety and neighbour amenity.

Principle of the development in the countryside

7.2 The proposal relates to a farm diversification scheme for a site south of an existing farm centre at Hamerton. The proposed development is located away from the existing farm buildings in order to minimise potential disturbance and nuisance/harm to amenity to neighbours, but close enough to the existing farm houses (Manor Farm and Manor Farm Cottages) that the new development can be readily accessed by the occupiers. Farm diversification is encouraged by national and local policies subject to other details being satisfactory. The provision of a full-time job and a part-time job is welcome as this would contribute to a prosperous rural economy as recognised in the NPPF.

7.3 The site belongs to a working farm in the open countryside and the proposed building is operational development for agriculture – building, access and hardstanding- and it would therefore accord with rural restraint policies En17 of the Huntingdonshire Local Plan 1995, P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010 and Draft Policy 7 of the Local Plan to 2036. It is therefore acceptable in principle being operational

development for agricultural purposes and the principle of the development is acceptable, subject to other material considerations.

Impact on the character and appearance of the area:

7.4 Generally it is preferable, for visual reasons, to group farm buildings together. However, in this case, the site has been selected as it is on land owned by the applicants, is reasonably close to the farm centre but not too close to residential properties for amenity reasons and in a less exposed part of the wider farm holding. It is accepted that the location of the building and use is preferable in this location in order to mitigate any impact arising from the use.

7.5 The development is of a substantial nature, including a large and typical utilitarian farm building, access, hardstanding and silos in the context of the open countryside. The topography is such that the building will not be visible from much of Hamerton although the upper parts of the structures are likely to be visible from the west of the village around the Manor Farm area. However, the development will be visible from many of the public footpaths, bridleways, cycle routes, and highways in the area surrounding the site. It will also be visible from the grounds of Cottage Farm and Grange Farm, and highly visible from Steeple Gidding [especially from the Grade II* listed church], albeit at a distance of approximately 2km, and it would be visible from areas immediately north of Hamerton on the opposite of the valley from the site. The development will therefore be more visible than the applicants suggest in their design and access statement.

7.6 However, the siting of the building is acceptable being at a relatively low ground level in this undulating area and being partly screened by existing hedgerows. The proposed use of juniper green for the exterior of the building, and feed silos, is acceptable and will relate well to the background landscape shades of browns, greens and blacks.

7.7 In addition, the retention and reinforcement of the boundary hedges and the provision of additional landscaping will help soften the impact of the building– and enhance on-site biodiversity. A condition can be imposed to secure a comprehensive landscape scheme to help to screen long and middle distance views into the site from the north and south, and help to 'break up' views where the full extent of the proposed building may be seen.

7.8 Therefore on balance, although the proposal entails the development of a greenfield site in the countryside and consequent intrusion, the proposal will not cause undue harm to the character and appearance of the countryside.

Highway safety

7.9 The number of vehicle movements associated with the proposal is not unduly significant and would be in keeping with the agricultural/rural nature of the area. The traffic generation is therefore considered to be acceptable even though the approach road is narrow.

7.10 The applicants have provided details of the access and parking and manoeuvring areas and the highways authority does not object to the scheme.

7.11 The proposal is acceptable in highway safety terms subject to conditions to secure implementation of the details.

Neighbour amenity

7.12 The site has been selected to be distant from residential properties. Given the isolated location of the site and the distance from neighbouring buildings, the proposed development is considered to have no significant detrimental impact on amenity through smells, noise and disturbance or due to its overall size or scale.

7.13 With regard to smells, the manure would not be stored in one location and the Environmental Protection Officer has suggested an informative recommending that this activity complies with all relevant legislation and codes of practice and thereby ensures that nuisance and pollution concerns are addressed. The farm holding is large and the manure could sensibly be moved around the holding prior to disposal across the fields.

7.14 The Environmental Protection Officer is satisfied that the noise levels that would be generated by the proposal including in association with the ventilation and feed silos, would be acceptable and that if nuisance were to arise, that the Environmental Protection powers are adequate to address any nuisance.

7.15 A condition can be imposed to control external lighting in the interests of minimising clutter on the site and light pollution.

Other matters

7.16 The main third party representations have been addressed above. However the following points are relevant:

* a condition can be imposed to secure suitable drainage details to prevent flooding and pollution;
* each application has to be considered on its own merits and therefore the concern about precedent for future additional development is not a reason for refusing the application. Having said this, the applicants have been asked if there is likely to be a need for a dwelling within sight and sound of the development and they have responded that, with the implementation of an alarm system for intruders and technical failures, the site is close enough to the existing farm houses to function satisfactorily;
* the site is far enough from any Listed Building to avoid harm to their settings;
* road damage is a County Council highway matter;
* site is not in an area formally designated as being of outstanding natural beauty.

Conclusion

7.17 The proposed development is considered to be compliant with relevant national and local planning policy, and can therefore be approved as it:
- is acceptable in principle and would help promote a prosperous rural economy,
- would not be unacceptably detrimental to the character and appearance of the countryside,
- is acceptable in highway safety terms and
- would not be detrimental to neighbour amenity.

7.18 The proposal is considered to be compliant with National Planning Policy Framework (2012), policies ENV7 of the East of England Plan 2008, policies En17 En20 T18 and En25 of the Huntingdonshire Local Plan 1995, CS1 CS3 of the Huntingdonshire Core Strategy 2009, E1 E5 H7 and P7 of the Huntingdonshire Development Management DPD: Proposed Submission 2010, Draft Policy 7 of the Huntingdonshire Local Plan to 2036 – Draft Strategic Options and Policies (2012), DM5 DM6 DM14 DM24 DM25 of the Huntingdonshire Local Plan to 2036 – Draft Development Management Policies (2012) and the guidance of Huntingdonshire Design Guide Supplementary Planning Document 2007, the Huntingdonshire Landscape and Townscape Assessment SPD 2007 and Huntingdonshire District Council External Artificial Lighting SPG (1998).

7.19 Taking national and local planning policies into account, and having regard for all relevant material considerations, it is therefore recommended that planning permission be granted.

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

8. **RECOMMENDATION - APPROVE** subject to conditions to include the following:

02003- Three years.
Nonstand - external finish
Nonstand - landscaping
Nonstand – landscaping maintenance
Nonstand – access details.
Nonstand – on-site parking loading, unloading and turning area
Nonstand – visibility splays
Nonstand – no gates
Nonstand - external lighting
04001 - Details surface and foul water
Nonstand - water conservation measures.
Include informatives relating to reminder to applicant regarding avoidance of nuisance and pollution with manure and advice about landscaping and highway matters.

CONTACT OFFICER:
Enquiries about this report to **Sheila Lindsay Development Management Officer 01480 388247**

Huntingdonshire
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Head of Planning Services
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Application Number: 1201228FUL Case Officer Sheila Lindsay
Proposal: Erection of agricultural building for free range hens.
Location: Land South Of Manor FarmWinwick RoadHamerton
Observations of Hamerton And Steeple Gidding Town/Parish Council.
Please √ box as appropriate

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

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

☑ No observations either in favour or against the proposal

Judi Kelly ..... Clerk to Hamerton And Steeple Gidding Town/Parish Council.

Date : 06/09/12.

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.

(Development Management)

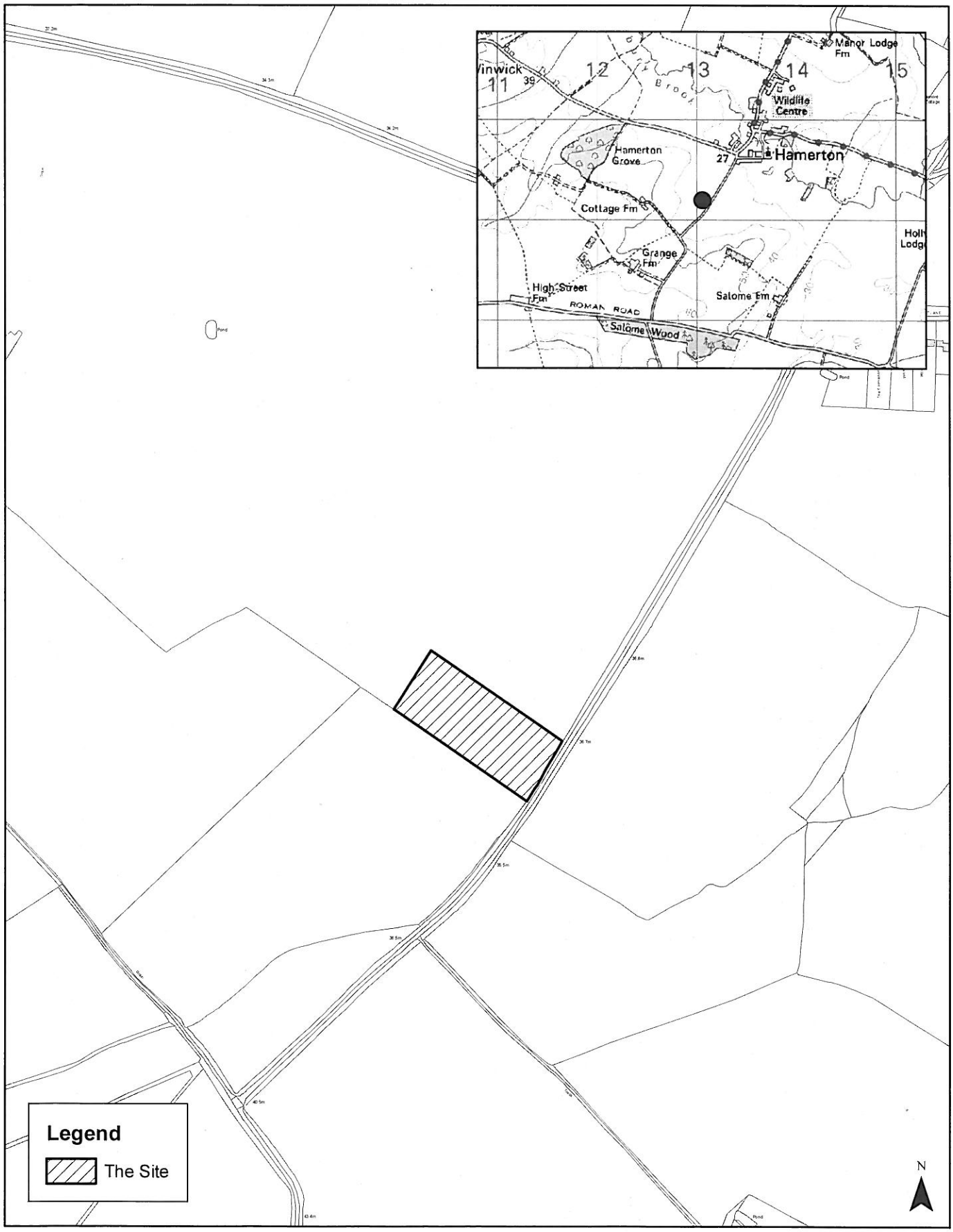
Development Management Panel

Application Ref: 1201228FUL

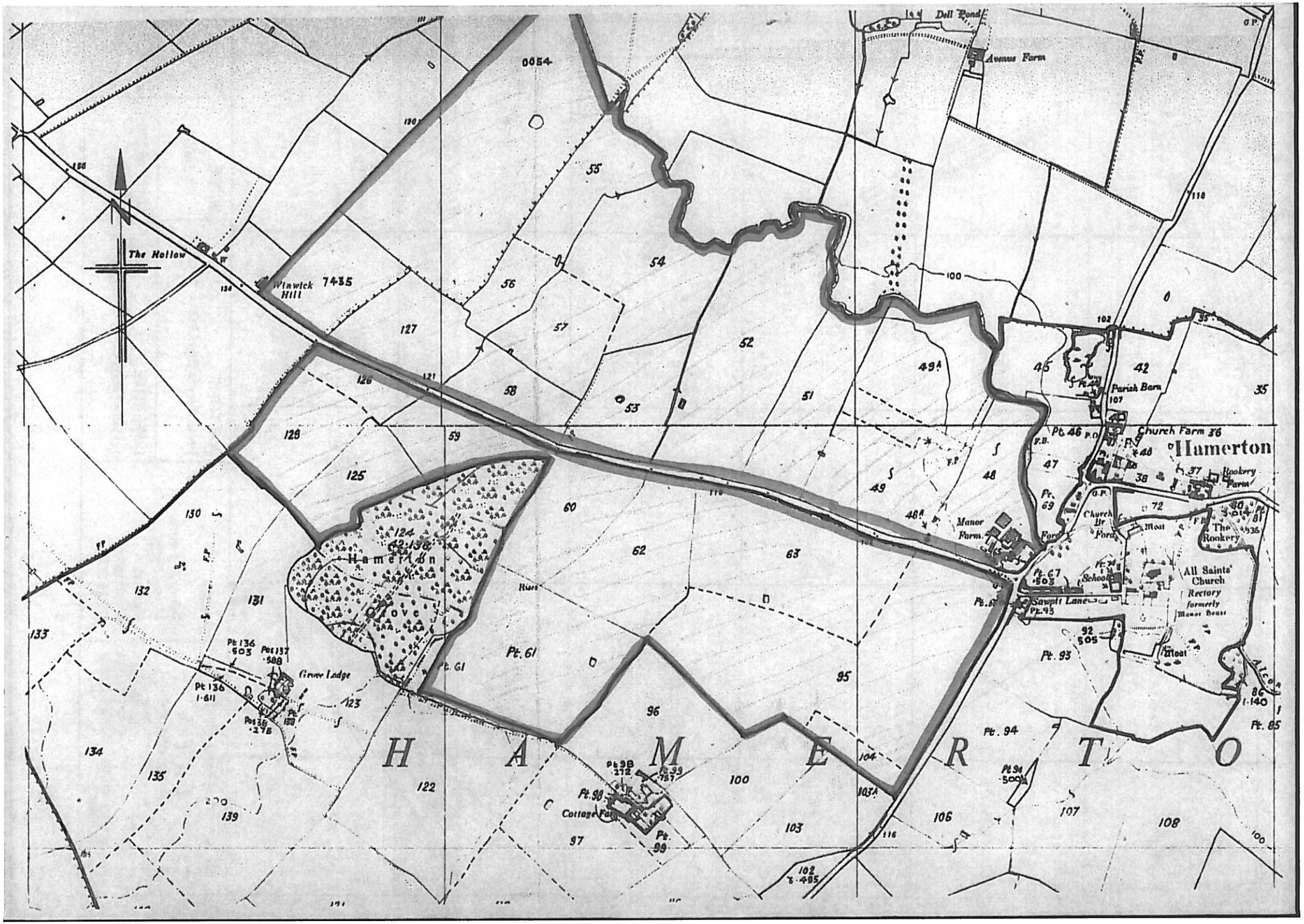
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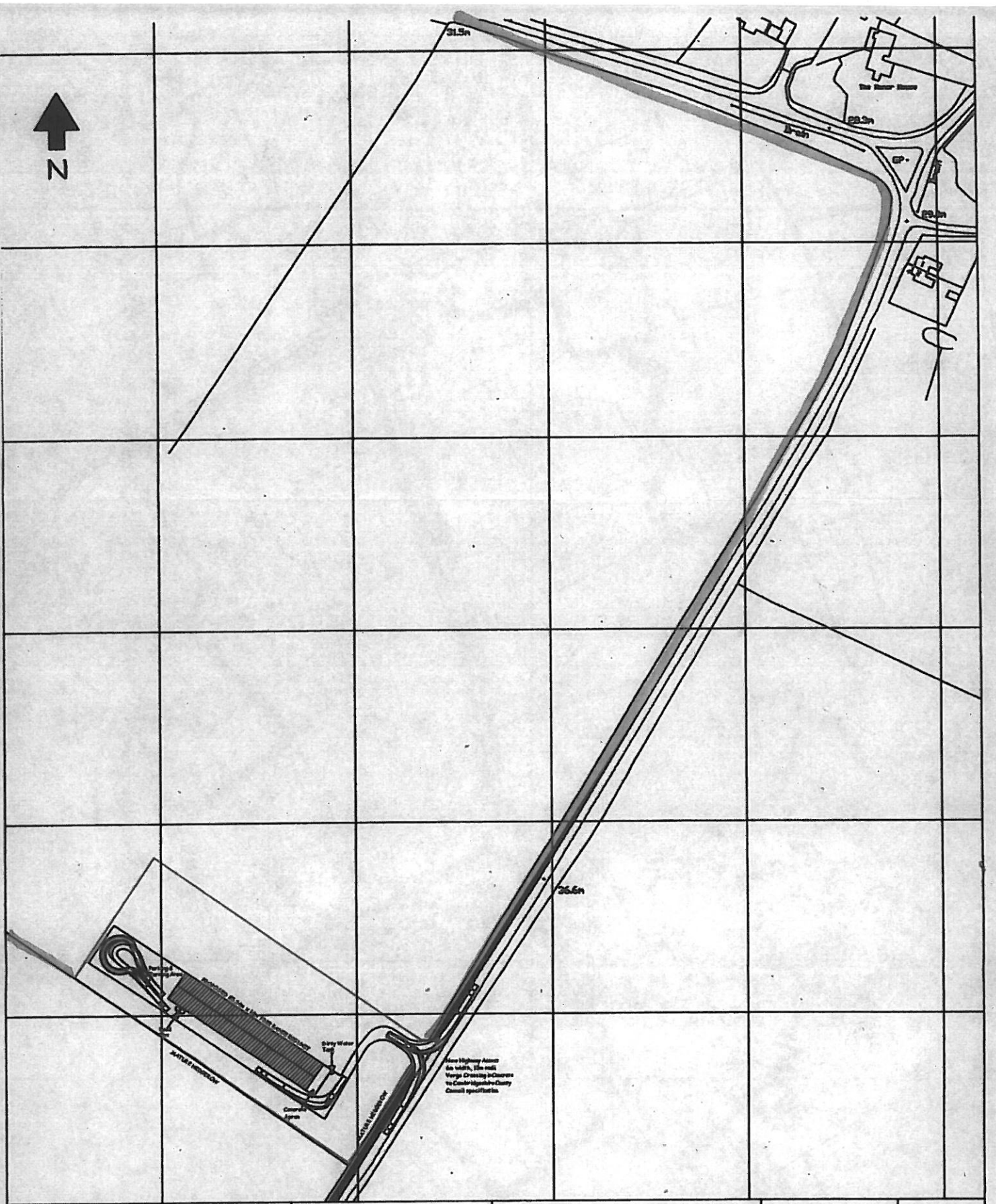
Huntingdonshire DISTRICT COUNCIL

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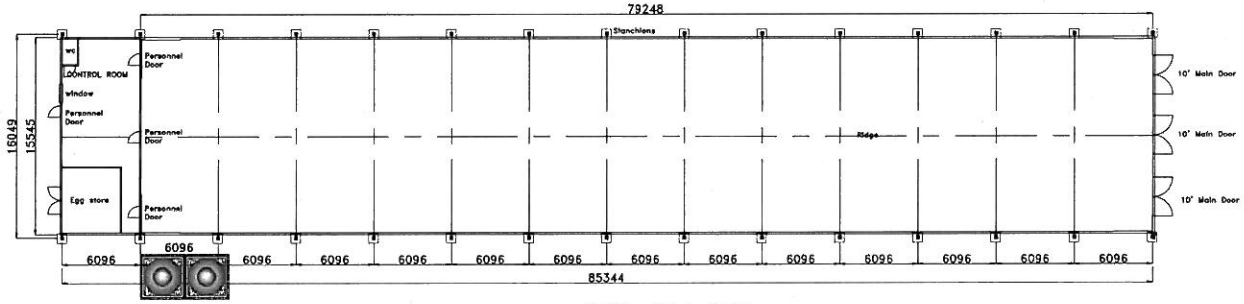
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Dell Pond
Avenue Farm
The Hollow
Winwick Hill
7435
Parish Barn
Church Farm 36
Hamerton
Rookery Farm
Manor Farm
Church Dr
Moat
The Rookery
All Saints' Church
Rectory
formerly
Manor House
Sawpit Lane
Pt. 93
Pt. 61
Grove Lodge
Cottage Farm
River
H A M E R T O

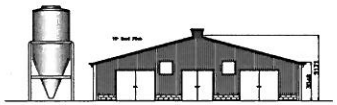


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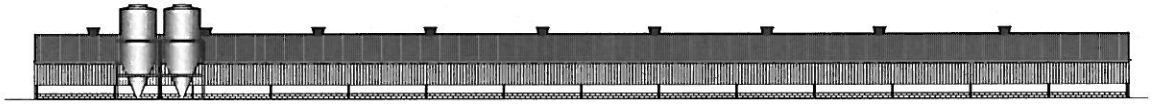
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	DWG. TITLE Location Plan	DWG. NUMBER IP/JS/01	DATE Aug 12



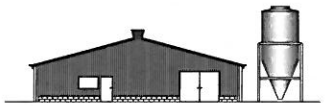
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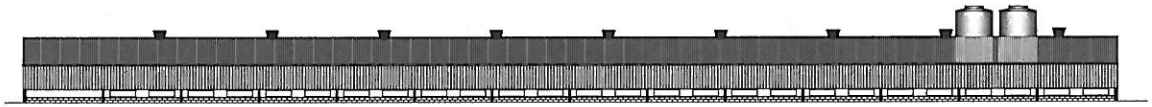
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SOUTH WEST ELEVATION – Scale 1:200



NORTH WEST ELEVATION – Scale 1:200



NORTH EAST ELEVATION – Scale 1:200

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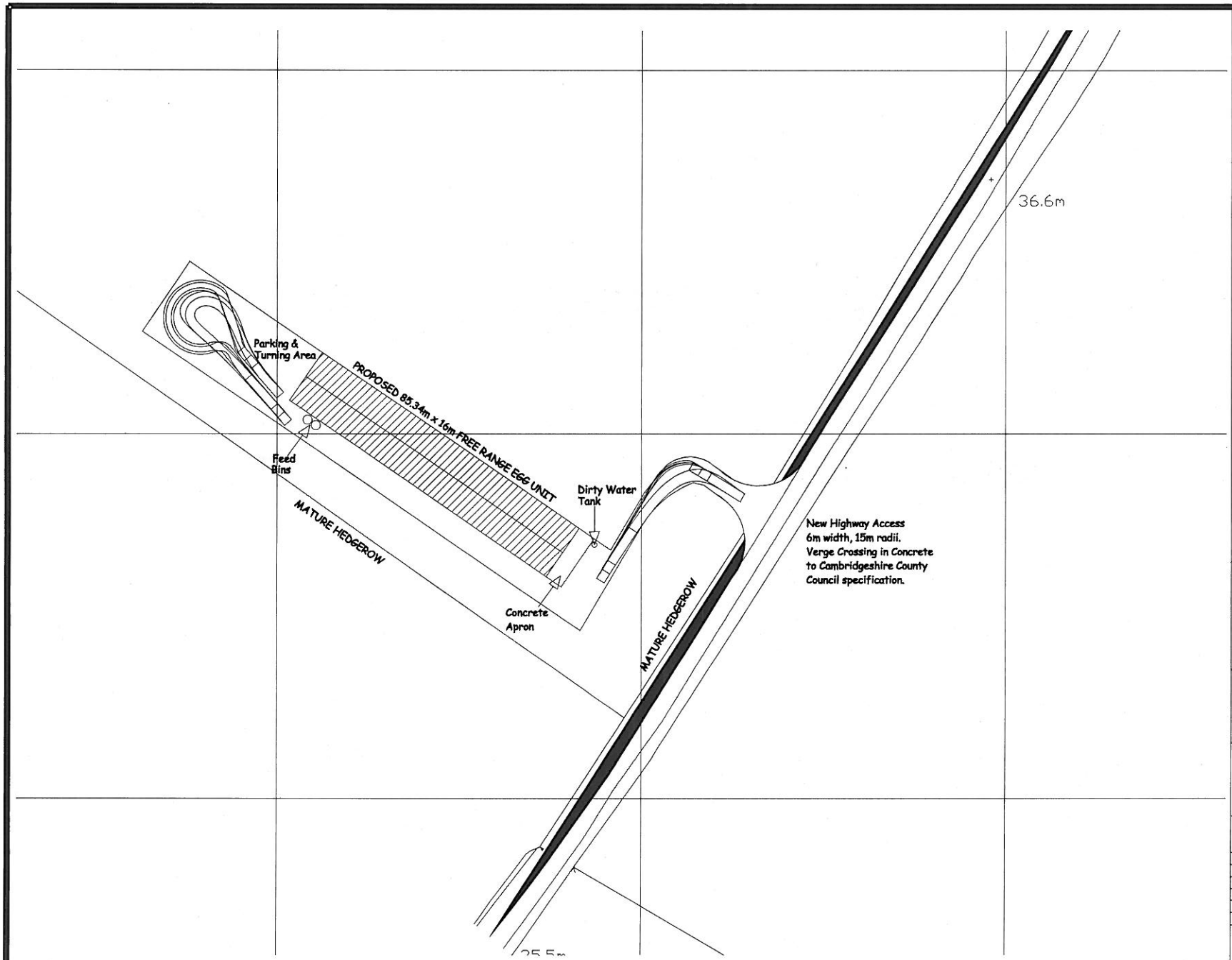
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Proposed Free Range Egg Unit

DWG. TITLE
Elevations & Plan

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DATE	ALTERATION	REV
+/-		

DWG. NUMBER	DATE	REV
IP/JS/03	July 12	-



This drawing is to be read in conjunction with the schedule of works

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JOB TITLE
Free Range Egg Unit

DWG. TITLE
Autotrack 2.

SCALE
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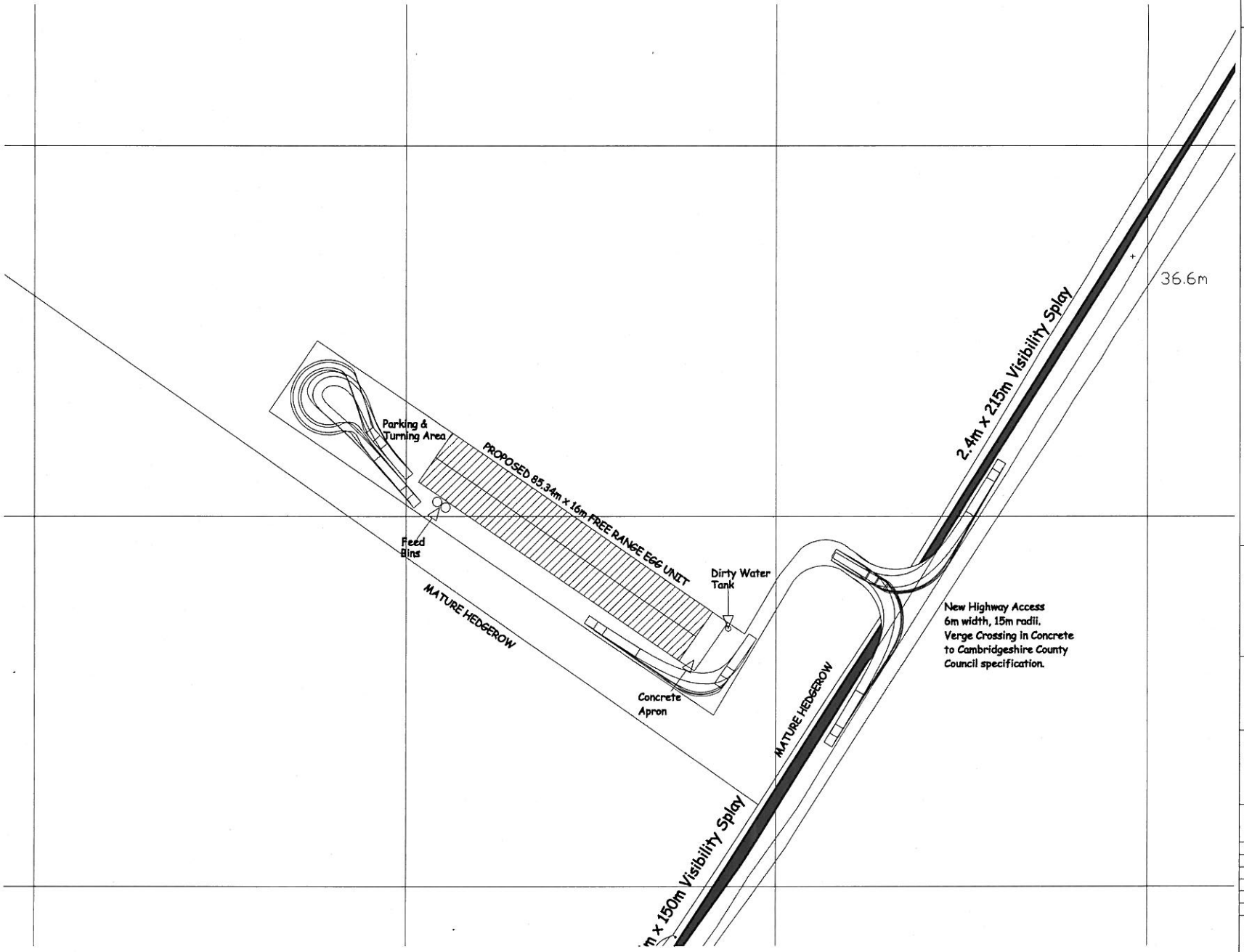
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DATE
Aug 12

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JOB TITLE
Free Range Egg Unit

DWG. TITLE
Autotrack Plots

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DWG. NUMBER	DATE	REV
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