

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02039/FP	Erection of two storey building to provide office/reception and meeting room (as a variation of planning permission reference 24/00752/FP granted on 22.05.2024).	Coombe Farm Stables Coombe Road Kelshall Royston Hertfordshire SG8 9SA

Submitted Plan Nos

230905.01 C 230905.02 C 230905.04 C 230905.05 C

1.0 Policies

CGB1 Rural Areas beyond the Green Belt.

D1	Sustainable design
D3	Protecting living conditions
SECN12	Achieving well-designed places

2.0 **Site History**

2.1 Extensive site history. The applications of relevance:

2.2 **24/00752/FP** - Erection of two storey building to provide office/reception and meeting room.

Conditional Permission

2.3 **22/02653/FP** - Extension to existing stable block, erection of additional reception/office building and storage/feed room. New vehicular access (as amended by plan no's 29-22-6 received 31st October 2022 and 29-22-7A received 24th January 2023).

Conditional Permission

3.0 **Representations**

3.1 **Environmental Health (Land Contamination, Air Quality, Noise)** – *“This application appears to be an amended proposal to the previously granted 22/02653/FP. I have no objections to the proposals”.*

3.2 **Hertfordshire Highways** – *“Subject to the informatives, this level of development is unlikely to generate any extra movements which would ultimately lead to demonstrable harm to the highway network in terms of free flow and capacity, therefore; the highway authority would not wish to restrict the grant of planning”.*

3.3 **Site Notice and Neighbour Consultation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises an established veterinary practice located on the western side of Coombe Road approximately mid-way between the junctions with the A505 and Kelshall Road. The site is within the Rural Area beyond the Green Belt.

4.2 **Proposal**

- 4.2.1 The application seeks planning permission for the erection of a two-storey building to provide office/reception and meeting room.
- 4.2.2 This proposal is identical in scale, form and appearance to the scheme approved under application ref: 24/00752/FP. The only material difference is that the proposal seeks to relocate the approved building approximately 10m to the south-west of the approved siting, away from the highway, on part of the existing car park. The approved site of the building, which is already car park, would then provide replacement parking area.

4.3 **Key Issues**

4.3.1 The key issues in this case are:

- ☐ Principle of Development
- ☐ Layout and Design
- ☐ Impact on Neighbours
- ☐ Biodiversity Net Gain

Principle of Development

4.3.2 The site lies within the Rural Area beyond the Green Belt, which is covered under Policy CGB1 of the Local Plan. This states:

In the Rural Areas beyond the Green Belt, as shown on the Policies Map, planning permission will be granted provided that the development:

- a) Is infilling development which does not extend the built core of a Category B village;*
- b) Meets a proven local need for community facilities, services or affordable housing in an appropriate location;*
- c) Is strictly necessary for the needs of agriculture or forestry;*
- d) Relates to an existing rural building;*
- e) Is a modest proposal for rural economic development or diversification; or*
- f) Would provide land or facilities for outdoor sport, outdoor recreation and cemeteries that respect the generally open nature of the rural area.*

4.3.3 The site benefits from the grant of planning permission under application ref: 22/02653/FP, which included several elements including the erection of a new reception/office building in the northern part of the site immediately adjacent to the highway. This building was single storey with hipped roofs and measured approx. 15.0m long and 10.0m wide, with a ridge height of 4.7m. Planning permission was then granted under ref: 24/00752/FP for a two-storey building to provide office/reception and meeting room. The proposed development seeks to erect this same building, only relocate it approx. 10.0m further into the site away from the highway. Under the previous application, it was considered that the extent of new built form relative to the existing buildings on site would be modest and that the proposal would support the economic viability of the existing use in the rural area. The building already has planning permission and therefore, its relocation does not bring about any objections in principle. As such, it is considered that this proposal would comply with part c of Policy CGB1 of the Local Plan and is therefore acceptable in principle.

4.3.4 It is further acknowledged that equine uses are by their nature acceptable in the rural area, which supports the favourable principle of development in my opinion.

Layout and Design

- 4.3.5 Policy D1 of the Local Plan states that planning permission will be granted provided that development responds positively to the site's local context in addition to other criteria. These considerations are echoed in Section 12 of the NPPF.
- 4.3.6 As set out under the last application, the proposed new building is to serve as a new office/reception and meeting room space for the existing commercial business. It would measure approx. 15.0m long and 12.0m wide with a dual pitched roof measuring approx. 6.7m to ridge. The building is proposed with timber weatherboarding, slate tiles, and timber framed windows/doors. The only difference here is that the building is to be relocated into the site by approx. 10.0m, which takes built form away from the roadside. It is considered that the scale and external appearance of this proposed building is acceptable in planning terms. The development would be sympathetic to the existing buildings on site, utilising similar form, proportions, and materials. Whilst the development would be visible from Coombes Road, its new position would make it less visible as it is set back from the bank and given the considered sympathetic appearance and the modest increase in scale relative to what was previously approved and the existing landscaping on the boundary, it is deemed that this would not result in adverse harm to the rural character of the area.
- 4.3.7 As such, the proposed development is considered acceptable in design, in accordance with Policy D1 of the Local Plan and Section 12 of the NPPF.

Impact on Neighbours

- 4.3.8 Policy D3 of the Local Plan states that planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions.
- 4.3.9 Owing to the isolated nature of the site and the fact that the elements of the proposed development would not be within close proximity to any neighbouring properties, it is considered that the proposal would not result in any harm upon the amenities and reasonable living conditions of neighbouring dwellings. This is in line with Policy D3 of the Local Plan.

Biodiversity Net Gain

- 4.3.10 This development is considered exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, due to it falling under the scope of the 'de minimis' exemption

4.4 Conclusion

- 4.4.1 Overall, the proposed development is considered acceptable in planning terms. The scheme is considered in accordance with Policies CGB1, D1 and D3 of the Local Plan and Section 12 of the NPPF.

4.5 Alternative Options

- 4.5.1 None.

4.6 Pre-Commencement Conditions

- 4.6.1 N/A.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The building hereby permitted shall only be finished in a black weatherboarding and slate tiles as stated on the application form and thereafter shall be retained as such, unless otherwise agreed in writing by the LPA.

Reason: To ensure that the building is in-keeping with the host property and to protect the visual amenities of the locality and to comply with Policies D1 and D2 of the North Hertfordshire Local Plan 2011 to 2031.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 November 2024	