

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01215/FP	Siting of a water tank, secure shipping container (secure chemical store) and diesel tank	Land Off Bedford Road Holwell Hertfordshire SG5 3RT

Submitted Plan Nos

PL-10C PL-11E

1.0 Policies

2.0 **Site History**

2.1 25/00210/AG - Siting of secure shipping container, water tank and diesel tank – Refused

2.2 24/02586/AG - Erection of grain store – Prior Approval not Required

2.3 21/03368/PNW - Installation of farm track – Prior Approval not Required

3.0 **Representations**

3.1 **Neighbour Consultation** – None received.

3.2 **Parish Council** – No representation received.

3.3 **Ecology** – *“As this application for siting of a water tank, secure shipping container (secure chemical store) and diesel tank is associated with the new grain store I have no comments to make.”*

3.4 **Environmental Health** – *“Thank you for consulting Environmental Protection on this application. I have no objections to the proposals”*

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises land an agricultural building off Bedford Road, north of Hitchin before Lower Stondon. The site is brushed over by Green Belt.

4.2 **Proposal**

4.2.1 Planning Permission is sought for:

- Siting of a water tank.
- Secure shipping container (secure chemical store).
- Diesel tank.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The principle of the development in the Green Belt.
- The acceptability of the design of the proposed development and its resultant impact on the character and appearance of the area.
- The impact that the proposed development would have on the living conditions of neighbouring properties.
- The impact that the proposed development would have on car parking provision in the area.
- The impact that the proposed development would have on the environment.

Principle of the Development in the Green Belt:

- 4.3.2 The site is in the Rural Area Beyond the Green Belt. Therefore, Policy CGB1 of the Local Plan 2011-2031 would be triggered. Requirement c) advises that development in the Rural Area Beyond the Green Belt will be permitted provided it is “strictly necessary for the needs of agriculture or forestry”. I consider that the use of the tanks, in association with this agricultural building would be suitable to fall within the scope of c) and not inappropriate development within the Green Belt. I therefore consider that the principle of the development would be acceptable, and would comply with the provisions of Policy CGB1 of the Local Plan.

Design and Appearance:

- 4.3.3 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main building in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.
- 4.3.4 The application seeks the introduction of a water tank and a shipping container to the southern boundary/side of the building and a diesel tank to the south western corner of the concrete apron, adjacent to the access track. These structures would measure between approximately 1.9 and 2.3m in height, and would be partially visible from the main access road off Bedford Road. Given the utilitarian nature of the approved building, I do not consider that these structures would appear out of place or detract from the appearance of their setting.
- 4.3.5 The proposed development is therefore considered to be in compliance with Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance are therefore acceptable.

Impact on Neighbouring Properties:

- 4.3.6 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.
- 4.3.7 The site is isolated from nearby buildings, the proposed structures would therefore not overbear or overshadow properties in the area. Noise generation is not considered to arise from their introduction or the associated agricultural operation that they would give rise to. No neighbour objections were received.
- 4.3.8 Given the above, it is considered that the proposed development would result in no unacceptable detrimental impact upon neighbouring occupiers and is therefore compliant with Policy D3 of the local plan and the aims of the National Planning Policy Framework.

Environmental Implications:

- 4.3.9 The proposed development, by virtue of its limited scale in general terms together with the sustainable location would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.
- 4.3.10 The Council Ecology officer has made representation and has no comments to make. The development would not be bound to the nationally required 10% as I consider it falls within the 'de minimis' exemption. I do not consider that it is suitable to require measurable BNG as part of Policy NE4 due to the modest extent of the proposal being on hardstanding associated with the farm building.

Other Matters:

- 4.3.11 The applicant has advised that these tanks and container shall be introduced once the hardstanding/apron has been constructed. I consider it is prudent to require that the apron be constructed prior to their introduction to ensure they are not sited in a green field without any associated infrastructure.

4.4 **Conclusion**

- 4.4.1 The proposed development is considered acceptable and is considered to comply with the necessary provisions of the Local Plan policies and the National Planning Policy Framework. Grant conditional permission.

4.5 **Alternative Options**

- 4.5.1 None applicable.

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 water tank, diesel tank and secure shipping container shall not be erected on site prior to the completion of the apron indicated on the proposed site plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of local amenity, to comply with Policies CGB1 and D1 of the Local Plan 2011-2031.

Biodiversity Net Gain

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  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 August 2025	