DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00163/FP	Extension of existing farm building to enclose an area for filling sprayers.	Bygrave Lodge Farm Royston Road Wallington Baldock Hertfordshire SG7 6QX

Submitted Plan Nos

Loc plan 201801

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

SECT11	Conserving and enhancing natural environ
SECT3	Supporting a Prosperous Rural Economy
XCGB1	Rural Areas Beyond the Green Belt

2.0 Site History

2.1 Various applications relating to the construction of agricultural buildings at this holding.

3.0 Representations

3.1 Rushden and Wallington Parish Council – no objections.

4.0 Planning Considerations

4.1 Site & Surroundings

Bygrave Lodge Farm is positioned to the south side of the A505 and the farmyard complex is positioned to south of the farmhouse and two cottages. The yard is a large area of hardstanding with many tall, modern, well kept agro-industrial buildings around the edge of it. The existing structure to be extended is to the southern side of a main storage building and to the east of the farm access track.

4.2 Proposal

4.2.1 The application is seeking full planning permission for the erection of a lean-to addition to an existing farm building to enclose an area for filling sprayers as part of a need to comply with tighter environmental Regulations. The proposed development would be a maximum of 24.4m long by 8m deep, staggered to a minimum of 4m deep. The construction would be box profile steel cladding in juniper green above concrete block walling with a fibre cement sheeting roof in natural grey to match the parent building. The proposed addition would be subservient in form to the parent building and would project no further than the larger store building to the north.

4.3 Key Issues

4.3.1 The subject building and those within the farm complex are just outside the Green

Belt and as such the main issue is whether the proposed addition is acceptable in principle, appropriate to the rural area and whether they would have an unacceptable impact on the visual amenities of the rural area or any other matter of public interest.

4.3.2 Policy 6 of the current Plan allows for development strictly necessary for the needs of agriculture provided that it 'positively improves the rural environment'. The emerging plan - Policy CB1, which currently has little weight, prescribes that development will be granted where it is strictly necessary for the needs of agriculture or relates to an existing rural building. The NPPF supports ***the sustainable growth and expansion of all types of business and enterprise in the rural area*** at para 28. Given the nature of the existing farm business and its expansion under recent applications I consider that the proposed addition to meet the necessary Environmental Regulations would be part of the operational requirements of the business. In policy terms I do not consider that there would be any valid reason to resist the proposals which are in line with the NPPF in my view.

4.3.3 The main concern would be the visual impact of the development in this part of the rural area. However the site would not be readily visible from the A505 and would read against the existing and adjacent buildings. I do not consider that the lean-to structure proposed would have such an adverse visual impact upon the area to justify the refusal of the application for this reason. I have also noted the relatively new Bio-Gen complex adjacent to the A505 at the entrance to the farm which has a far more significant impact upon the rural area in my view and further adds to my view that this current proposal would be difficult to resist.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

5.0 **Recommendation**

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

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision notice.

   Reason: As required by the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.2.-(3)

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes Q, R, S of Part 3, Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first

obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 March 2018	