



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
18 JULY 2016**

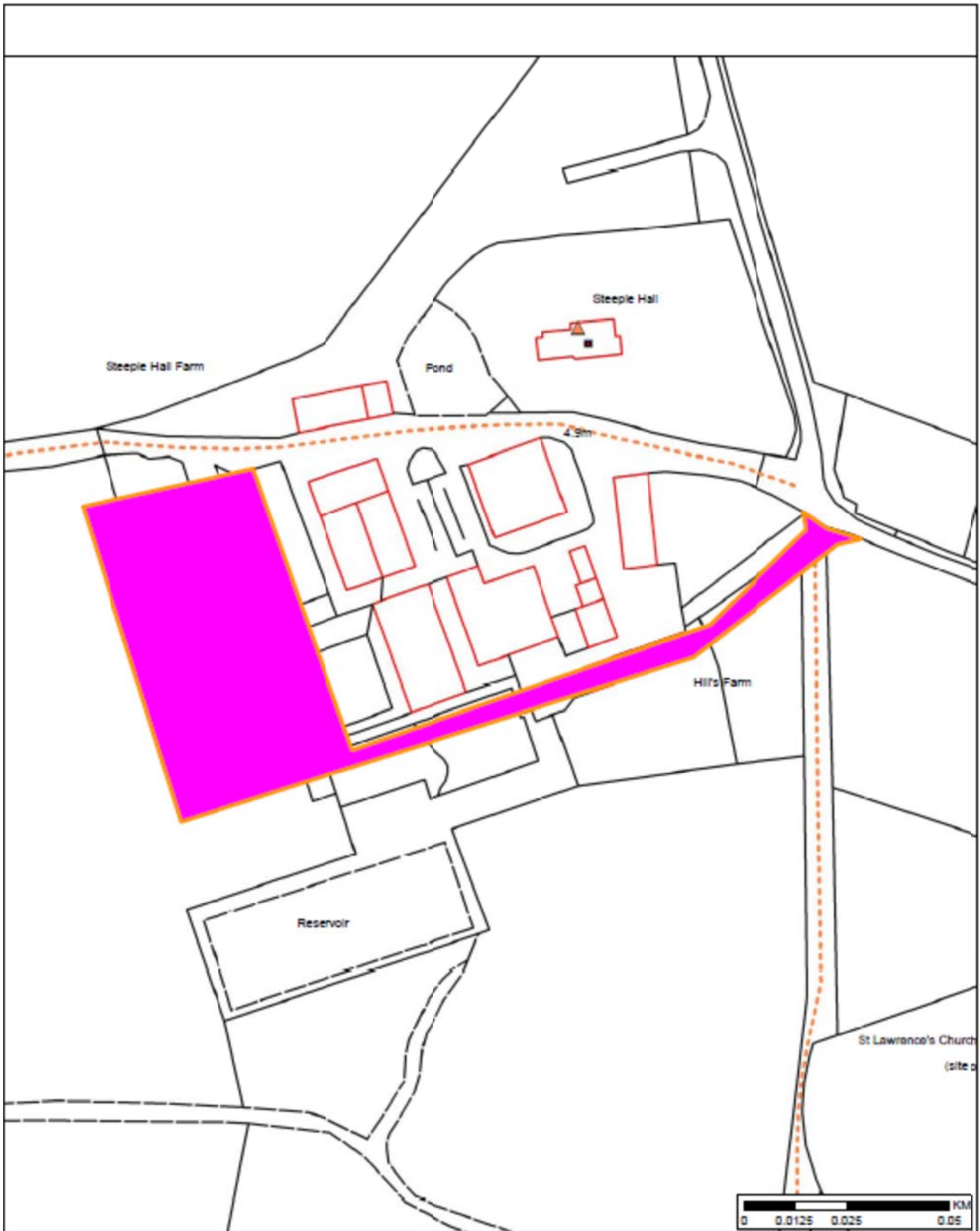
Application Number	FUL/MAL/16/00579
Location	Steeple Hall Farm Canney Road Steeple Essex
Proposal	Erection of grain drying and storage facility and associated access and turning area
Applicant	Mr A Lott - Wallasea Farms Ltd
Agent	Kate Jennings - Whirledge & Nott
Target Decision Date	22.07.2016
Case Officer	Kara Elliott, TEL: 01621 875860
Parish	STEEPLE
Reason for Referral to the Committee / Council	Member Call In


1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see overleaf.



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee FUL/16/00579
	Date:	07/07/2016
	MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 Planning permission is sought for the erection of a purpose built grain storage facility to support the existing arable farming business at Steeple Hall Farm. The development will comprise of a grain drying building with four silo stores adjacent. The development with the associated access and turning area will extend to approximately 0.33 hectares. A new, dedicated access is proposed to be located on the south side of Canney Road, close to the existing access to Steeple Hall Farm.
- 3.1.2 Steeple Hall Farm is located of Canney Road on the North West side of Steeple village. The farm complex comprises of a grade II listed farmhouse which sits opposite a collection of farm buildings. The application site lies outside the settlement boundary and is located west to the adjacent existing agricultural buildings and operations. Open agricultural land is observed to the north, south and west of the proposed siting of the development. The land at Steeple Farm extends to approximately 250 hectares. The farmhouse, situated approximately 100 metres north east of the application site is a Grade II Listed Building.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development satisfies the requirements of adopted policy BE1 which ensures that proposals are compatible with their surroundings, would not result in the loss of amenity to the occupiers of nearby dwellings nor detract from the setting of the Listed Building of the main farmhouse. Furthermore, the proposed access would not be of detriment to the safety of highway users.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 14, 28, 29, 56, 129

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- BE1 - Design of New Development and Landscaping
- BE16 - Extensions alterations to and additional buildings in the curtilage of Listed Buildings
- CC6 - Landscape Protection
- T1 - Sustainable Transport and Location of New Development
- T2 - Transport Infrastructure in New Developments

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- D1 - Design Quality and Built Environment
- D3 - Heritage Assets

- E4 - Agricultural & Rural Diversification
- T2 - Accessibility

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Paragraph 28 of the National Planning Policy Framework seeks to support economic growth in rural areas and promotes the development of agricultural and other land-based rural businesses.
- 5.1.2 The principle of a building for the purposes of the existing agricultural use of the site is considered acceptable. Other material planning considerations are discussed below.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The site is located within the countryside for policy purposes and therefore it is appropriate to assess the proposal alongside adopted policy CC6 which seeks to protect, conserve and enhance the traditional quality of the District's landscape. CC6 ensures that development is not permitted which harms the landscape character and that the location, siting, design and materials of proposals are suitable.
- 5.2.2 The proposed development consists of five silos and a grain storage building totalling 13.73 metres in height and covering an area totalling 73 metres in length. The development would be positioned adjacent to the existing agricultural buildings on site within the farm complex.
- 5.2.3 The application site is situated in flat, open land which is visible from some distance in several directions. However, due to varying land levels taken from distant views, the proposed development would be naturally screened and whilst it would be visible it would not result in a visually prominent introduction of built form into the rural landscape which would detract from the overall rural character of the area.
- 5.2.4 The proposed main pitched roof storage building is simplistic in design as are the five connecting silo's, which assist in ensuring the development is not visually intrusive and would not result in demonstrable harm to the character and appearance of the existing site as well as the surrounding locality.
- 5.2.5 The materials to be used consisting of galvanised steel and steel profile sheeting are those associated with agricultural buildings and would be in keeping with the surrounding buildings to the west of the site as well as the rural character of the area.
- 5.2.6 Soft landscaping consisting of trees and hedging is proposed to provide screening alongside the south and western edges of the proposed development.

5.2.7 It is considered that the proposed development satisfies the requirements of adopted policy BE1 which ensures that proposals are compatible with their surroundings and emerging policy D1 which allows for development which makes a positive contribution in terms of respect to the local context in relation to architectural style, use of materials, scale, location and layout.

5.3 Impact on Residential Amenity

5.3.1 The nearest residential buildings are located in excess of 180 metres away from the proposed development. It is therefore considered that as a result of the proposed development, there will be no loss of amenity to the occupiers of nearby dwellings.

5.4 Impact on Listed Building

5.4.1 The Listed farmhouse is situated in a flat, open landscape which is visible from some distance in several directions. In this context, it is considered a landmark building and its significance derives in part from its wider landscape setting.

5.4.2 To the south of the house, on the opposite side of an access track is a collection of farm buildings. The building nearest Canney Road is a single-storey red brick structure dating from late in the 19th century, which complements the setting of the farmhouse. The remaining buildings date from the 20th century. None are excessively scaled and are typical features of a modern working farm. They make a neutral contribution to the setting of the farmhouse.

5.4.3 Policy BE16 of the Replacement Local Plan states that additional buildings within the curtilage of a listed building will only be permitted if the District Council is satisfied that the proposal would not harm the building, its setting and any features that contribute to its special architectural or historic interest.

5.4.4 The proposed grain drying buildings are typical features of many working farms. Due to the distance and modern buildings which separate the siting of the proposed development and the listed farmhouse, it is not considered that the development would appear overbearing or incongruous in relation to the farmhouse. Furthermore, the ability to appreciate the significance of the Listed Building will not be affected.

5.4.5 Furthermore, the Council's Conservation Officer does not object to the scheme.

5.5 Access, Parking and Highway Safety

5.5.1 Policy T2 of the Replacement Local Plan aims to ensure that access arrangements are suitable for new development.

5.5.2 A new access is proposed to be constructed in order to allow dedicated access to the development. The access would be located close to the existing access and would extend to approximately 125 metres from its opening at Canney Road to the grain storage buildings. Two passing places are proposed along the length of the access.

5.5.3 The application site existing access is located on a bend in the road. It is considered that the proposed access located south-east of the existing access would provide a safe

and suitable access to the proposed development whereby users would have full visibility in both directions of Canney Road.

- 5.5.4 A letter of representation has been received which makes reference to the unsuitability of the road following a 2006 appeal decision for application FUL/MAL/05/00336 which proposed 35 dwellings to the south of Canney Road, close to the settlement boundary of Steeple. It is considered that the appeal decision largely considered the unacceptability of the specific site and its relationship with the triangular junction where Maldon Road merges into The Street and has little significance for the assessment of the proposed development.
- 5.5.5 Furthermore, the scale of the proposed development is not comparable to that of 35 dwellings. The proposed development would not result in significant additional vehicle movements and considering the existing agricultural use of the site it is considered that the development complies with policy T2 of the Replacement Local Plan (RLP) which states that proposed development must ensure the safe access to and from the highway including adequate visibility and junction capacity.
- 5.5.6 A Public Right of Way is located within the application site and crosses the proposed access. Another runs to the north of the proposed siting of the development. The consequent minimal vehicular traffic movement as a result of the development is not considered to lead to an unsuitable option for pedestrians.
- 5.5.7 Furthermore, the Highway Authority does not raise objection to the scheme.

5.6 Other Material Considerations

5.6.1 Noise

- 5.6.1.1 As a result of the drying of the grain, minimal noise will be produced. The applicant describes within the Design and Access statement that; *“in a wet harvest wheat will come off the field with a moisture content of approximately 18 % and it will then be dried down to approximately 15%. The development proposed is a continuous flow drier which effectively cooks the grain to remove the moisture in a fast process which is quicker than using ambient air to dry grain. With many conventional on floor driers the heating fans can run for several weeks after harvest conditioning the grain. With the continuous flow drier proposed the grain is dried as it is loaded in and no further conditioning is necessary so there is no noise associated with this development beyond the activity of loading grain during the harvest period.”* Considering the above and the considerable distance from residential occupiers over 180 metres) it is considered that there will be no demonstrable harm upon the occupiers of neighbouring dwellings as a result of the proposed development.

6. ANY RELEVANT SITE HISTORY

- 6.1 None.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Steeple Parish Council		No response received at time of writing.

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highway Authority	No objection.	Please see section 5.5 of this report.
Natural England	No objection.	Noted.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Conservation Officer	No objection.	Please see section 5.4 of this report.

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Zane Cohen Cherry Tree Lodge Canney Road Steeple

Objection Comment	Officer Response
Harmful visual impact.	Points are covered within report at sections 5.2 / 5.5 of this report.
Access / highway cannot cope.	

8. PROPOSED CONDITIONS

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
REASON: To ensure the development is carried out in accordance with the details as approved.
3. No floodlighting or other external form of illumination of the site shall be undertaken without the prior written approval of the Local Planning Authority.

REASON: In the interests of visual amenity in accordance with policies BE1 and CC6 of the Maldon District Replacement Local Plan, National Planning Policy Framework and policy D1 of Maldon's Local Development Plan, as submitted.

INFORMATIVE

- 1 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to: Essex Highways, Colchester Highways Depot, 653 The Crescent, Colchester, CO4 9YQ.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.