
F/YR21/0872/F

Applicant: Mr J Langley

**Agent: Mr Martin Williams
Anfoss Ltd**

**Eastrea Hill Farm, 182 Wype Road, Eastrea, Peterborough, Cambridgeshire PE7
2AZ**

**Erect an agricultural contractor's workshop involving the demolition of existing
buildings to the rear of the site**

Officer recommendation: Grant

Reason for Committee: 6 Letters of objection received

1 EXECUTIVE SUMMARY

- 1.1 The site is located within the settlement of Eastrea south west of Wype Road.
- 1.2 The application seeks full planning permission for the erection of a workshop in connection with an existing agricultural contractor's business involving the demolition of a range of existing buildings to the rear of the site.
- 1.3 The business is established on site and has unrestricted hours of work.
- 1.4 The proposed development is to remove some existing brick built workshops and replace them with a modern workshop of similar design to the building approved under planning permission F/YR20/0238/F.
- 1.5 The workshop has an overall size of 15.3 metres x 8 metres and a mono pitch roof with a maximum height of 4.2 metres angled down towards the boundary of the site to a height of 3 metres adjacent to established hedging along this north west boundary.
- 1.6 The proposed workshop, by virtue of the size, location and materials is considered acceptable and will not cause any overlooking or overshadowing to neighbouring properties. The building is to replace existing buildings on site that are no longer fit for purposes and the recommendation is to grant.

2 SITE DESCRIPTION

- 2.1 The site is situated on the outskirts of Eastrea. The site comprises a 2-storey residential dwelling facing Wype Road with associated workshops/storage structures to the rear. The site has an established vehicular access off Wype Road. The boundary of the site mainly consists of established high laurel hedging and willow trees, with some areas of 6ft close boarded fencing. The site has an established business use. The business generally serves the farming community

and is for the maintenance of agricultural machinery which is both carried out on site and also from customer bases.

3 PROPOSAL

- 3.1 The proposal is for the demolition of a range brick building to the rear of the site and the erection of a workshop located adjacent to the north west boundary to serve the existing agricultural contractor's business. The materials proposed for the construction are: cement fibre corrugated grey interlocking sheets with perspex sections for the roofing to let in light, composite cladding to the exterior walls and metal roller shutters. The proposed building will measure approximately 15.3 metres in length, 8 metres in width and have a mono pitch roof with a max height of 4.2 metres angled down towards the boundary of the site to a lower level of 3 metres. The buildings to be demolished have an approximate footprint of 128.5 sq metres and the new building has a footprint of 122.4 sq metres which equates to a 4.7% decrease in overall floorspace.
- 3.2 The range of existing storage buildings to be demolished are located to the rear of the site with one building sited centrally within the site and the other buildings close to the north west boundary. The new workshop will be sited close to the recently approved replacement workshop.

4 SITE PLANNING HISTORY

- 4.1 Pertinent planning history listed below:

Application	Description	Decision	Date
F/YR20/0238/F	Erection of an agricultural contractors workshop and demolition of a building to the rear of the site.	Granted	12 Jun 2020
F/YR19/0571/AG1	Erection of an agricultural storage building	Refused	24/07/19
F/YR02/0201/F	Erection of agricultural building	Refused	21/10/03
F/1141/88/F	Additional use of 2 farm buildings for the sale of animal foodstuffs (retail)	Permitted	24/07/89

5 CONSULTATIONS

5.1 Ward Councillor – Councillor Wicks

Having read the comments regarding this application I feel I have to make determination on the application. The applicant is conduct an Agricultural repair and maintenance business from the address. The application relates to the removal of historic buildings (which contain Asbestos) with a modern constructed work shed. This will ensure that the majority of the work conducted on site will be within an enclosed area hence reducing the noise level emitted by work conducted on the site. All sprayers are purged of all hazardous chemicals prior to arriving on site and all functional post maintenance/repair are conducted with clean water (most of this work has to be done off site as spread of the sprayer arms is greater than that allowed by the site)..

The business is the main certified agent for a number of international companies which have high standards of Health and Safety and quality assurance which have to be complied with. Both Mr Langley and his son are certified by a national organisation. The repair and maintenance of the sprayers are audited yearly by a national organisation to ensure that the rigorous standards set by the organisation are complied with. No Hazardous chemicals are present on site.

The business has been in existence for at least twenty plus years while it is a family business, local employment opportunities could exist in the future. As for the comments regarding smell, I have never experienced any odours on site, as the building has until recently been on the edge of the village and pre dates most buildings adjacent, any comments regarding the vista aspect have to be questioned and any comment regarding out of character really have no relevance Regarding the waste comments. The hard core stored on site will be used in the construction of the Workshop and the scrap metal is stored like most farms until a quantity that makes it financially viable to be sold/collected.. The comments by GL developments regarding the high voltage transformer and supply are factually incorrect as the installation is on the land they are developing Having read the comments regarding this development I agree with the planning officers recommendation to pass the application There might well be conditions that apply but this application will provide much needed business development and possible employment opportunities in the future.

5.2 Whittlesey Town Council

The Town Council recommend refusal on the following grounds, there is no report from UK Power Networks regarding the nearby transformer which is on the applicants land, the flooring of the workshop is going to soil, this would allow any chemicals to leak into the soil and effect the adjoining residential houses. No traffic management plan for construction traffic

Additional remark:

During the planning meeting to discuss the above application we were informed that the transformer was located on the applicants land this we have found out to be incorrect and we wish to withdraw the reason that states on the applicants land all other reasons and informants stand.

5.3 Cambridgeshire County Council Highways Authority

The proposed plan has not indicated any specific marked out parking spaces although the site is large enough for various vehicle parking options.

I have no objections to planning permission being issued.

5.4 Environment & Health Services (FDC)

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality and the noise climate or be affected by ground contamination.

5.5 Local Residents/Interested Parties

6 objections received, 5 from residents of Eastrea and 1 from a resident in Coates, objecting to the following:

- Environmental concern -Noise and Ground Contamination
- Visual Impact
- Design/Appearance
- Out of character/not in keep with area
- Overlooking/loss of privacy
- Proximity to property
- Devaluing Property
- Traffic and Highways
- Drainage
- Working Hours
- Electricity Transformer

- Site is industrial and not agricultural
- Inaccurate site plan
- Hazardous substances

17 letters of support received, 4 from residents of Eastrea, 3 from residents of Coates, 9 from residents of Whittlesey and 1 from Rings End commenting as follows:

- Positive impact on village
- Crucial development for business
- Business shows growth
- Positive impact on local economy
- Development essential for business
- Family run business
- Business respectful to residents
- More efficient workspace and enhanced work environment
- Development will make the business more sustainable
- Business provides essential and specialist agricultural services which benefit local rural economy
- Provides local employment
- Business is established and has been running for over 20 years
- Residential properties built around the business after it was established
- New development more practical and aesthetically pleasing than building to be demolished
- Agricultural machinery to be expected in a rural location

6 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

Paragraph 2 Application to be determined in accordance with the development plan unless material considerations indicate otherwise

Paragraph 11 Sustainable development

Paragraph 130 Achieving well-designed places

Paragraph 159 Flood Risk

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2019

Context – C1 – How well does the proposal relate to the site and its wider context

Identity – I1, 2 & 3 – Well designed, high quality places that fit with local character

Homes and Buildings – H1 & H2 healthy, comfortable and safe places well related to external amenity space

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP6 – Employment, Tourism, Community Facilities and Retail

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

8 Background

8.1 Consent was granted in June 2020 for a replacement workshop to serve the existing business on site.

9 KEY ISSUES

- **Principle of Development**
- **Area Character**
- **Residential Amenity**
- **Highways**
- **Noise and Environment**
- **Other Considerations**

10 ASSESSMENT

10.1 Principle of Development

10.1.1 The proposal is for a new workshop/storage building as a replacement for some existing workshops to allow the continued operation of an existing agricultural contractors business. Policy LP6 seeks opportunities for job growth in the district, promoting extensions to established areas of employment. Policy LP16 supports the principle of such development subject to the design and appearance not impacting on the character and amenity of the area. Policy LP2 seeks to ensure that development does not result in harm to the amenity of the area or the environment in general. The principle of the development is therefore acceptable subject to the policy considerations set out below.

10.2 Area Character

10.2.1 The business, which serves the farming community, has been established for many years at this site and was originally surrounded by agricultural land. However over recent years residential development has been approved and built both to the north and south of the site which has significantly changed the character of the area and also the character of this particular site.

10.2.2 The proposed workshop would be obscured from view from the road owing to the position of the host dwelling together with the existing boundary hedging along the north west edge of the site. It is accepted that glimpses of the workshop roof will be seen but as the overall height of the building has a maximum height of 4.2 metres angled down towards the boundary of the site to a lower level of 3 metres any potential visual impact will be negligible.

10.2.3 As stated above, the character of the area has changed significantly and when the site is viewed against the backdrop of the scale of the neighbouring residential dwellings, this workshop will not have any adverse impact on the character of the area. It is therefore considered the development is compliance with Policy LP16 of the Fenland Local Plan 2014.

10.3 Residential Amenity

- 10.3.1 The location of the replacement workshop within the site will be positioned on the footprint of the current brick workshops and given that the new building is a replacement building it is not anticipated that the level of operations on the site will increase over and above the current operations and therefore there will be no further impacts on residential amenity of adjoining occupiers.
- 10.3.2 The roof of the workshop is mono-pitch in design with the highest point of the roof (4.2 m) located within the site and the roof sloping down to 3 m adjacent to the north western boundary and the dwellings located to the north west. There is existing hedging along this boundary which is proposed to be removed as part of the residential development adjacent and replaced with a 2.4 m high acoustic fence. The height of the roof will not cause any significant impact on the residential amenity of the occupiers of this dwelling through visual impact or overshadowing.
- 10.3.3 The proposed workshop will not have any windows in the rear or side elevations with the access door facing south east into the site. This door will be more than 25 metres away from the nearest dwelling to the south east and will not therefore cause any additional harm to that property considering the existing workshops to be replaced all face to the south east.
- 10.3.2 As such it is considered that the development would not cause significant increased harm to neighbouring amenity in terms of overlooking, overshadowing or loss of light and therefore the proposal is compliant with policy LP16 of the Fenland Local Plan 2014.

10.4 Highways

- 10.4.1 The proposal is to erect an Agricultural contractor's workshop/storage building in replacement for some existing workshops. This would be within the site of an existing agricultural contractors' business which has existing highway access arrangements. Therefore, there is unlikely to be any adverse or material impact on the highway. The Local Highway Authority has raised no objection to this proposal. As such it is considered that the development is acceptable under policy LP15 of the Fenland Local Plan 2014.

10.5 Noise and the Environment

- 10.5.1 Whittlesey Town Council's comments and some neighbouring objections include concern about ground contamination. Ground contamination would be an issue considered by Environmental Health who have their own legislation. The Environmental Health team have considered the application and have no objection, stating that the application would be unlikely to have a negative effect in terms of ground contamination. A neighbour supporting letter was received from a farmer that uses the business for the maintenance of their equipment which stated the business owner requires all chemicals to be emptied from the machinery before it is allowed on the business premises.
- 10.5.2 A number of objectors raised concerns regarding potential noise impacts. Given the site is already operating as an agricultural contractors business where maintenance and repair of machinery is currently undertaken, it is not considered that additional noise will be a factor, however should noise become a nuisance then the Council's Environmental Health Team has statutory powers to investigate and remedy through statutory noise nuisance legislation.

10.5.3 When considering noise in relation to the new residential properties to the north, a condition was imposed on the residential development to provide noise mitigation measures by way of an acoustic fence which will assist in providing mitigation to the residential amenity of these new dwellings.

10.5.4 The Environmental Health team raised no objection to the erection of this new replacement workshop building.

10.6 Other Considerations

10.6.1 A number of objections have been received relating to some of the issues that have been outlined and commented on above, namely, contamination, noise, visual impact and design, character of area, overlooking, working hours and highways. However, there are some other issues that have been highlighted as set out below:

- Devaluation of property due to the development proposed is not a material planning consideration.
- Drainage – it is proposed to use the existing drainage within the site and introduce soakaways where necessary. It is for the applicant to ensure that drainage is acceptable and complies with Building Regulations as appropriate.
- Concern has been expressed over the proximity of an existing electricity transformer on the boundary of the site. This transformer is existing and should there be any need to move the transformer to allow the erection of the new workshop this will be dealt with by UK Power Networks and is not a material planning consideration.
- It is already established that the site is industrial in nature due to the type of work involved, i.e. agricultural contractors business which maintains and repairs agricultural machinery serving the farming community. The site is not considered to be agricultural.
- It is acknowledged that the site plan does not show the adjoining position of the dwellings which is due to the fact that the ordnance survey plans are not up to date. However the case officer visited the site and is aware of the position of the adjoining properties and has evaluated the proposal in line with their proximity.
- Should there be any hazardous substances on the site, it will for the applicant to ensure compliance with all Health and Safety Regulations in accordance with their current working practices at the site.

11 CONCLUSIONS

11.1 The proposed development is for the replacement of existing brick built workshop buildings with a new workshop on a similar footprint. All issues relating to design, visual and character impact has been satisfactorily resolved.

11.2 Consideration has been given to the existence of the current business use on the site, which has been using the site for a large number of years and in particular the fact that this proposal does not show an expansion of the site rather replacement of older buildings with a more fit for purpose structure. Therefore, it is only reasonable to approve the application given that there will be no more impact on the area than exists as present. The site does benefit from unrestricted hours of use and there is no reason to curtail this usage given there is no evidence of concerns from this site.

11.3 Therefore is considered that development proposed will not cause significant adverse harm in respect to the character of the area, residential amenity, highways or the environment. As such, the proposed development complies with Policies LP1, LP2, LP6, LP15 and LP16 of the Fenland Local Plan 2014.

12 RECOMMENDATION GRANT

Proposed conditions if the application were to be granted:

Condition 1

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

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

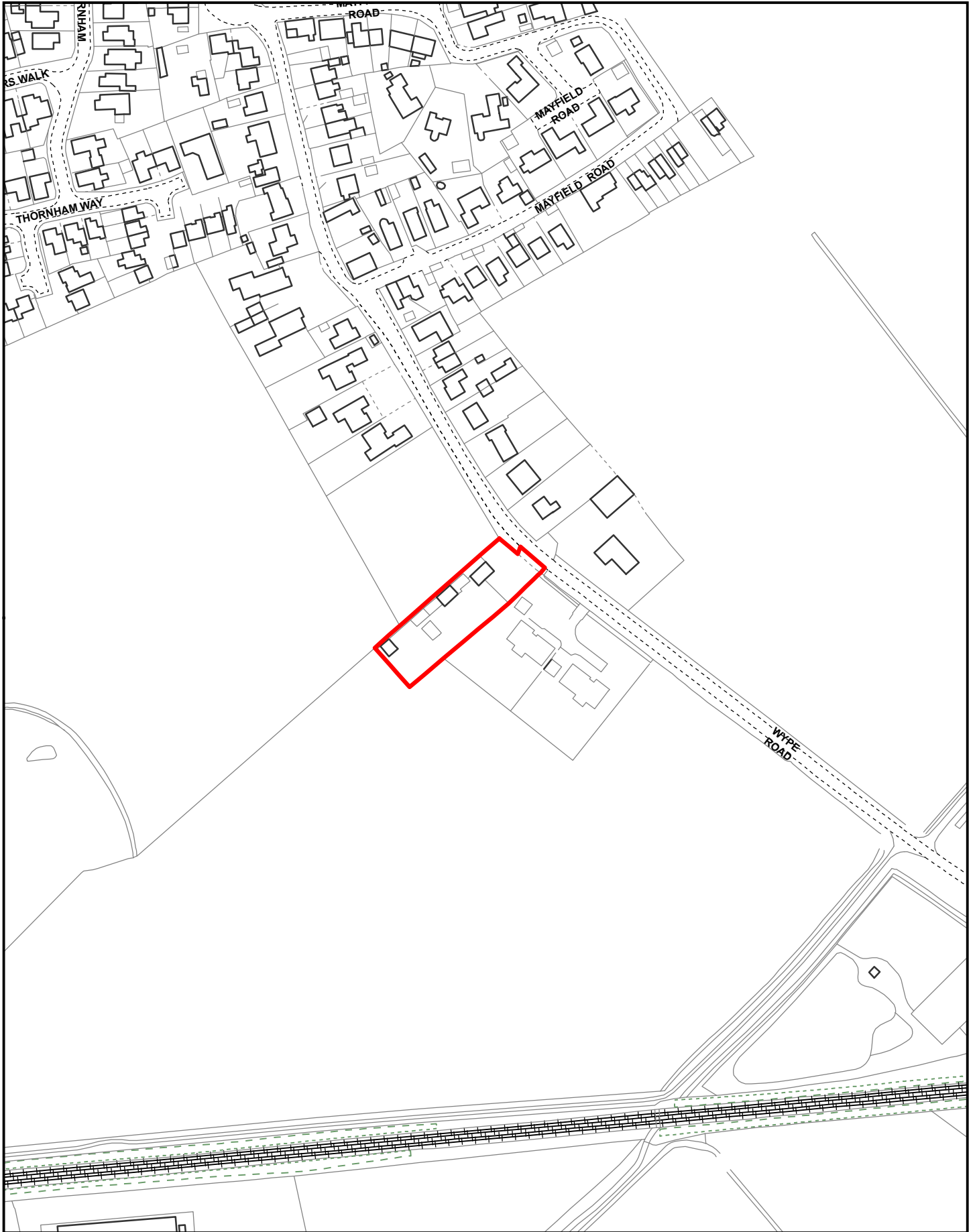
Condition 2

The development hereby approved shall be finished externally in materials specified on approved plan: Proposed floor plan and elevations JLANG/MAY21/PRP/WKSP/1.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

Condition 3

The development hereby permitted shall be carried out in accordance with the following approved plans and documents



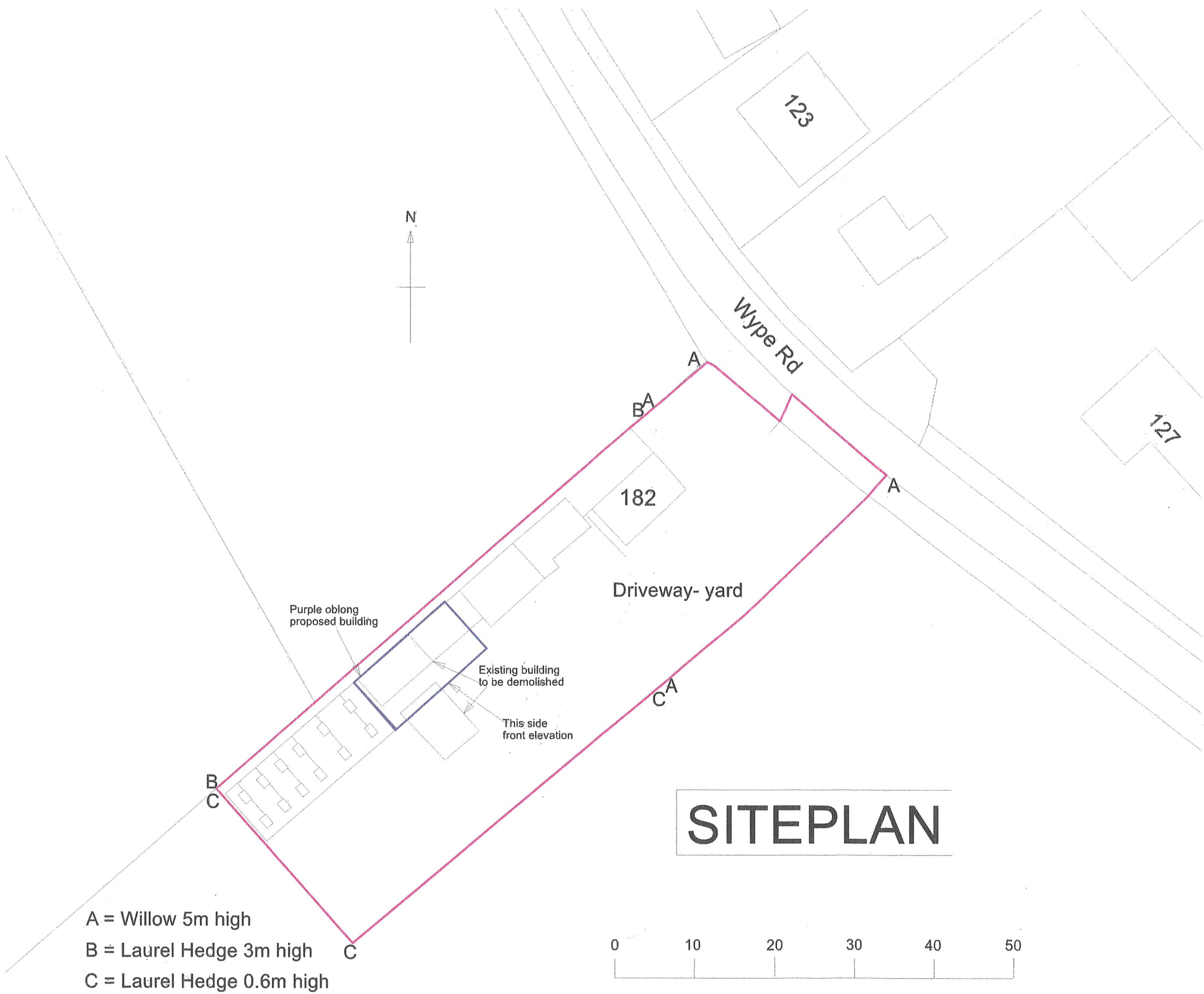
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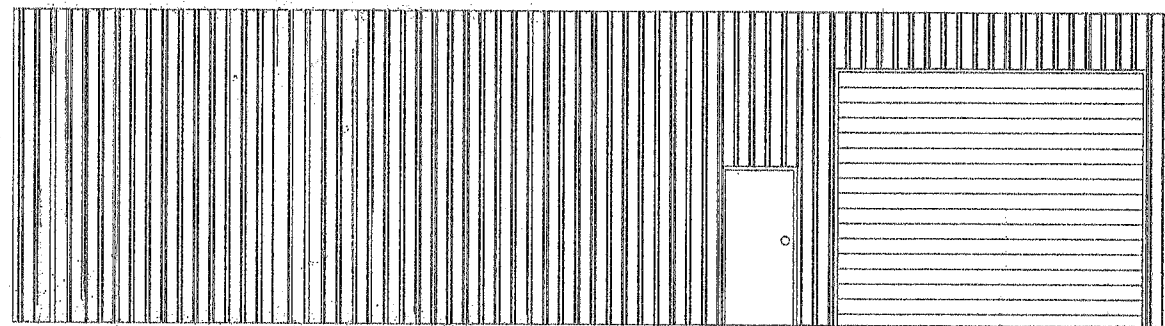


Proposed Agricultural Building at
 182 Wype Rd.,
 Eastrea, Whittlesey,
 PE7 2AZ

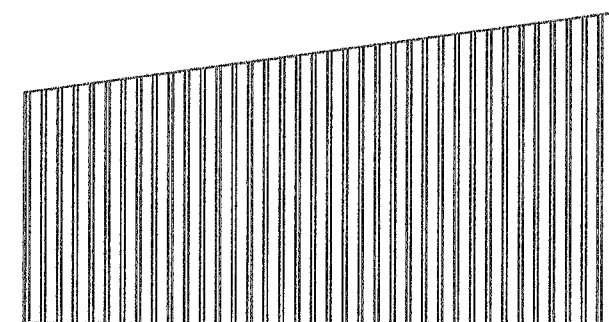
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Plans by Anfoss Ltd.,
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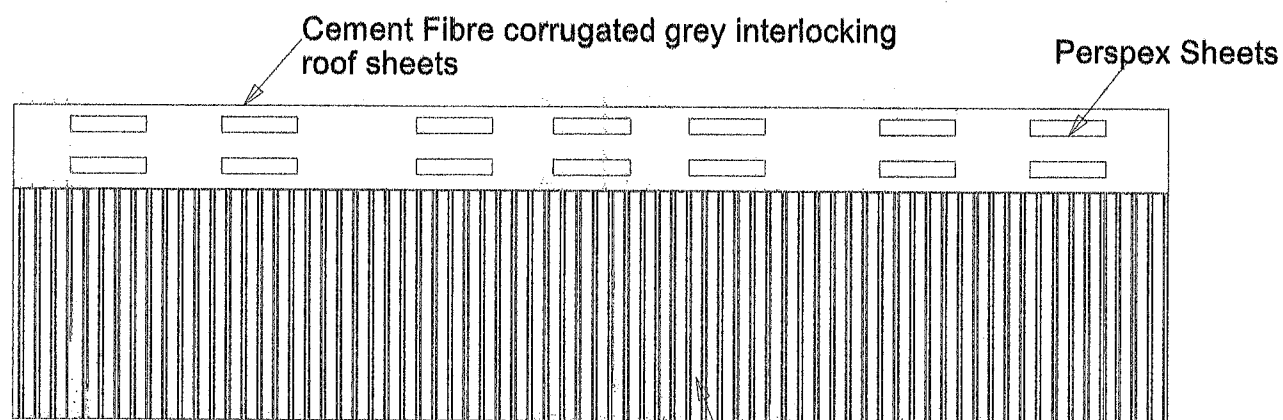
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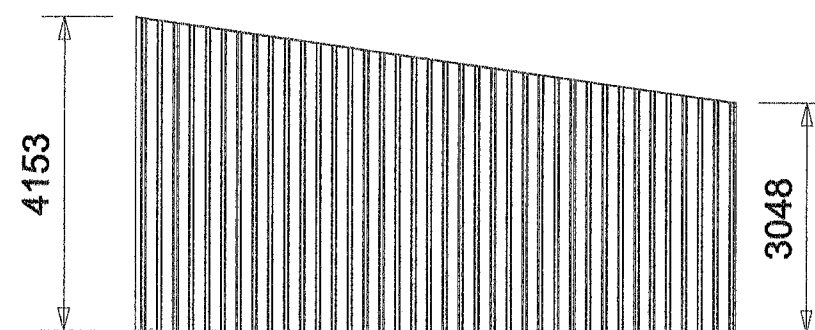
Front Elevation



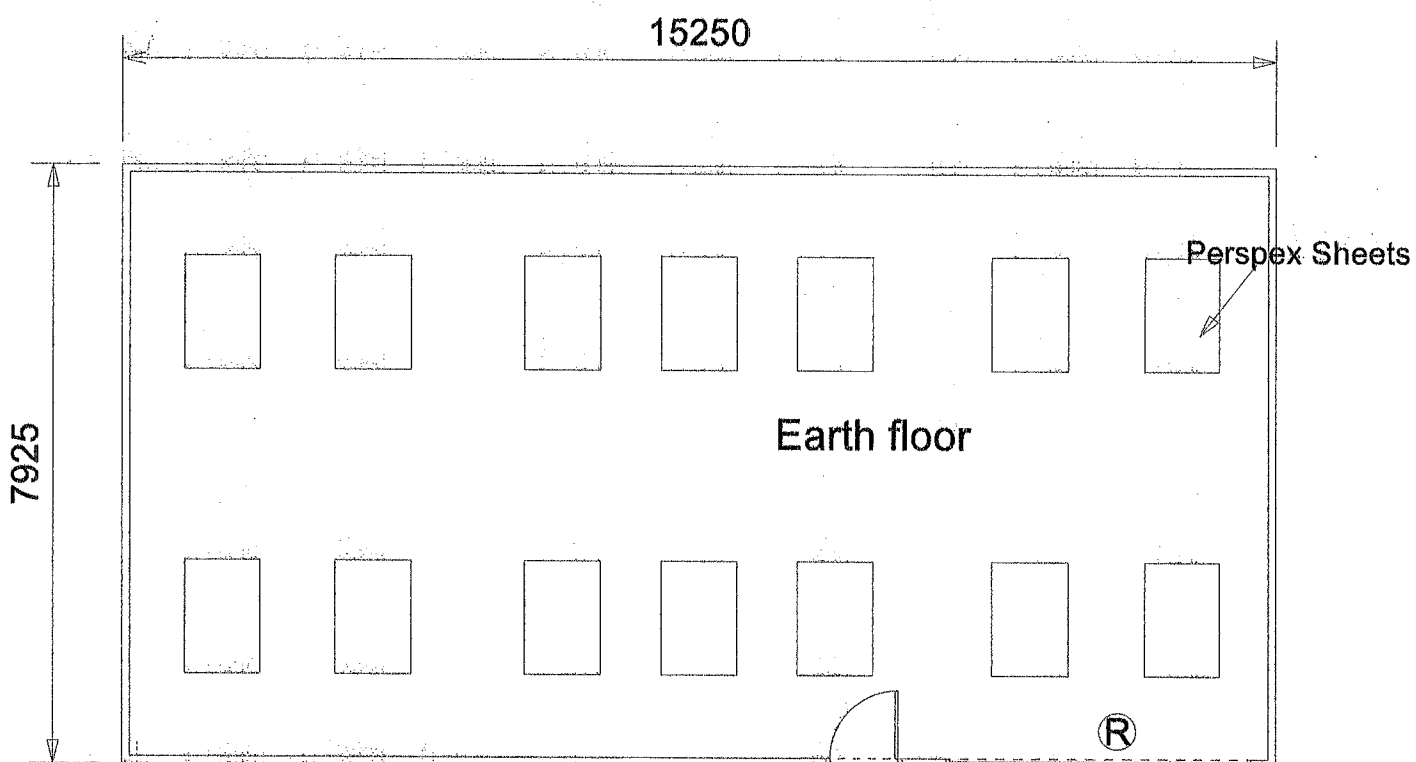
Side Elevation



Rear Elevation



Side Elevation



Ⓜ = roller shutter door

Proposed

Proposed Agricultural Building,
for Mr J. Langley at,
Eastrea Hill Farm
182 Wype Rd.,
Eastrea,
Whittlesey,
PE7 2AZ

Scale 1:100

Plans by
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