Applicant  The Society Of Merchant Venturers

Agent  Mr G Watts - Savills (UK) Ltd

Location Wigsthorpe House Farm  Main Street  Wigsthorpe  Peterborough  Northamptonshire  PE8 5SE

Proposal Erection of an agricultural grain store with associated hardstanding and detention basin

This application is reported to the Planning Management Committee because it falls outside the Scheme of Delegation in Part 3.2 of the Council’s Constitution (2015) as it proposes more than 1000 sqm. of non-residential floor space.

1  Summary of Recommendation

1.1 That planning permission be GRANTED subject to conditions and no adverse comments being received from the Environment Agency or the Lead Local Flood Authority.

2  The Proposal

2.1 The application proposes the erection of a grain store building (1056 sqm.) for the purposes of agriculture, with associated concrete hardstanding and detention basin. The proposed building would measure approximately 22 metres by 48 metres with a ridge height of 10.5 metres. The concrete apron would measure 5 metres by 48 metres.

2.2 The proposal is to supersede application 16/01402/FUL which was approved for an agricultural grain store in October 2016. This current application has been made as a result of a change in the farm’s operational requirements and the costs associated with the removal/moving of an electricity pylon which would be required to implement the permitted scheme.

2.3 The main differences between the applications are:

   The position of the grain store has moved northwards and the orientation flipped so that the hardstanding and access points are located to the east.
   The grain store has been reduced in size by approximately 300sqm.
   A detention basin has been added as advised in the supporting drainage strategy.

3  The Site and Surroundings

3.1 The site is located in the open countryside and is agricultural land associated with Wigsthorpe House Farm. This farm comprises a farmhouse dwelling and numerous agricultural buildings, some of which have been given permission to change to residential buildings. The site is accessed via an agricultural access to the east of the farm.
4 Policy Considerations

4.1 National Planning Policy Framework
National Planning Practice Guidance

4.2 Northamptonshire Joint Core Strategy
Policy 1 - Presumption in Favour of Sustainable Development
Policy 2 - Historic Environment
Policy 3 - Landscape Character
Policy 4 - Biodiversity & Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings and Allowable Solutions
Policy 11 - Network of Urban & Rural Areas
Policy 19 - The Delivery of Green Infrastructure
Policy 20 - Nene and Ise Valleys
Policy 25 - Rural Economic Development and Diversification

4.3 Rural North Oundle and Thrapston Plan
Policy 2 - Rural Buildings General Approach

5 Site History

5.1 16/01402/FUL Erection of an agricultural grain store with associated concrete hardstanding. PERMITTED.

5.2 17/01325/FUL Part demolition of the existing steel barn and demolition of one existing concrete barn and conversion of the remaining barns to form three residential units, including landscaping, parking and access. PERMITTED.

6 Consultations and Representations

6.1 Neighbour Comments: There are no neighbouring properties and as such no consultations have been issued. A site notice was displayed at the site and no representations have been received.

6.2 Lilford-cum-Wigsthorpe & Thorpe Achurch Parish Council: No objection.

6.3 Northamptonshire Highways: No further observations following an initial objection to the proposed access. Amended plans were received on 31 July addressing the initial concerns. Initial concerns were:
"As can be seen by the photos the access is totally unacceptable in terms of construction given the loose bound material currently shown which has potential to migrate onto the carriageway and poses a highway safety concern.

The LHA would require drawings to show a proposed access of commercial construction (concrete apron) as per our Standards. Separate to the planning process the applicant will require appropriate licensing to be obtained via Northamptonshire Highways Regulations Team and the works in the highway be undertaken by approved contractors".

6.4 Council's Environmental Protection Team: No comments received.

6.5 Lead Local Flood Authority: No comments received at the time of writing this report. Any comments will be added to the update sheet.

6.6 Environment Agency: No comments received at the time of writing this report. Any comments will be added to the update sheet.
6.7 Council's Ecological Advisor: "I'm writing in response to your consultation on the above application for an agricultural grain store at Wigsthorpe House Farm. I've read the ecology reports submitted and am satisfied that impacts to biodiversity should be negligible provided the measures in section 4 ('Habitat Protection and Mitigation Scheme') of the June 2018 Habitat Mitigation and Protection Plan (Atmos Consulting, 34300/R2/Rev1) are followed. In particular I would support the proposed erection of the bat and bird boxes outlined in section 4.2".

7 Evaluation

7.1 The following considerations are relevant to the determination of this application:

7.2 Principle of the development

7.3 The National Planning Policy Framework states that planning decisions should enable the sustainable expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings. It also states that planning decisions should enable the development and diversification of agricultural and other land based rural businesses.

7.4 The Joint Core Strategy: Policy 25 promotes supporting sustainable development which would develop the rural economy in a way that is of an appropriate scale for the location and respect the environmental quality and character of the rural area. The grain store would form part of an existing farm business and would support the growth of the business and support continued food production in the East Northamptonshire District.

7.5 Visual Character and Amenity

7.6 Policy 3 of the Joint Core Strategy states that development should be designed in a way that is sensitive to its landscape setting and where possible retaining "the distinctive qualities of the landscape character area in which they would be situated or viewed from". The siting of this proposal, adjacent to existing agricultural buildings, will allow for the development of the applicant's agricultural activity with minimal impact on the open countryside. The location has been chosen for financial reasons to avoid the overhead powerline that is present within the site.

7.7 The proposed building would not be highly visible from any public viewpoints and would be as close to the existing farmstead as possible to prevent intrusion into the open countryside. The chosen materials (fibre cement sheeting, concrete panels and profile metal sheeting) would ensure that the building has an agricultural appearance and blends with its rural setting.

7.8 Neighbouring Amenity

7.9 The nearest property to the proposal is over 80 metres away and as such the proposed building would not result in any harm as a result of overlooking, overshadowing or overbearing impact.

7.10 The proposal does not include a grain dryer so would not introduce any noise or odour which could have an impact on neighbouring amenity.
7.11 Impact on highway safety

7.12 The Local Highway Authority does not raise any objection to the proposal. A condition is recommended to ensure that the development is carried out in accordance with the drawing which shows the area of hardstanding at the entrance to the access road to ensure that there is no impact on highway safety.

7.13 Impact on flooding

7.14 The applicant has submitted a Flood Risk Assessment and a Drainage Strategy as part of the application. Responses are still required from the Lead Local Flood Authority and the Environment Agency at the time of writing this report to assess whether these documents are satisfactory. No objections are anticipated, but any comments will be reported on the update sheet.

7.15 The Flood Risk Assessment concludes that the proposed building is a less vulnerable use within flood zone 1 and therefore the various sources of flood risk present on this site have been assessed as being low.

7.16 The Drainage Strategy concludes that surface water runoff will be managed through the provisions of SuDS; the design of which has been informed by the National Planning Policy Framework and through consultation with the Lead Local Flood Authority. Surface water will be restricted to 3Ls, as agreed with the Lead Local Flood Authority, and attenuation storage will be provided.

7.17 Biodiversity

7.18 The Council’s Ecological Advisor has no objection to the proposal subject to the recommendations within the biodiversity site being implemented.

8 Recommendation

8.1 It is recommended that planning permission be GRANTED subject to no adverse comments being received from the Lead Local Flood Authority or the Environment Agency and subject to the following conditions.

9 Conditions/Reasons -

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 91 of the Town and Country Planning Act 1990 (as amended).

2. The development the subject of this planning permission shall be carried out using external materials as specified on the drawing 105676/03A and application details received by the Local Planning Authority on 24 May 2018.
   Reason: To achieve a satisfactory elevational appearance for the development.

3. No floodlighting or other means of external illumination shall be provided in connection with the development other than strictly in accordance with details submitted to and approved in writing by the Local Planning Authority.
   Reason: In the interest of protecting residential amenity.
4. Prior to the commencement of development, details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development and adjoining sites shall have been submitted to and agreed in writing by the local planning authority. All works shall be carried out and retained in accordance with the approved details.
   Reason: To ensure the precise height of the development can be considered in relation to nearby buildings.

5. Prior to commencement of development above slab level a sample of the external cladding material shall be submitted to and approved in writing by the Local Planning Authority and shall be executed in accordance with the approved scheme and retained in perpetuity thereafter.
   Reason: To achieve a satisfactory elevational appearance for the development.

6. The building hereby permitted shall not be brought into use until the drainage scheme for the site has been completed in accordance with the submitted details. This scheme shall be managed and maintained thereafter in accordance with an agreed management and maintenance plan to be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.
   Reason: to ensure adequate drainage of the site.

7. The development hereby permitted shall be carried out in accordance with the plans and drawings received by the Local Planning Authority on 24 May 2018, 4 June 2018 and 31 July 2018, drawing numbers: 1056769/03A Proposed grain store; 1056769/00 Existing site plan; 1056769/01B Existing site plan; 1056769/02A Propose site plan; and vehicular crossover construction details.
   Reason: To ensure that the development is carried out as permitted and to clarify the terms of this consent.

10 Informatics

1. In reaching this decision this Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

   The application, as first submitted, was unacceptable due to concerns raised by the Local Highway Authority. Amended plans were submitted to address the concerns and as such a positive recommendation could be put forward.

2. The details pursuant to condition 4 are required prior to the commencement of development because they are critical to the material considerations of the scheme. The development would not be acceptable without these details being first approved.

Please note that an application is required to formally discharge any pre-commencement conditions which are attached to this permission. This could take up to 8 weeks and would incur a fee. Further information can be found at www.east-northamptonshire.gov.uk. Please ensure that you read the requirements of each condition carefully as failure to submit the necessary information may result in a delay of your application and formal approval of the condition being refused.
**Committee Update Report**

**Planning Management Committee – 12th September 2018**

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**Update**

Environment Agency – No comments to make.

Lead Local Flood Authority – If the following conditions are added the impact of surface water drainage will have been adequately addressed at this stage:

No development shall take place until full details of the surface water drainage scheme for the site, based on the approved Flood Risk Assessment and Drainage Strategy prepared by Vectos dated April 2018, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures (if required). Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

No development shall take place until a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.

Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.

A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the
asset, maintain it with appropriate plant and then handle any arisings generated from the site.
Details of expected design life of all assets with a schedule of when replacement assets may be required.

Reason: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of surface water attenuation and discharge from the site.

No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site to be submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority prior to occupation of the site based on the approved drainage strategy ref 162467 prepared by Vectos dated April 2018.
These shall include:
a) Any departure from the agreed design is in keeping with the approved principles
b) Any As-Built Drawings and accompanying photos
c) Results of any performance testing undertaken as a part of the application process (if required / necessary)
d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.

Reason: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Conditions

Condition 4 (levels) of the committee report shall be deleted following the receipt of levels details. Condition 7 (drawing numbers) shall be amended to include the levels details plan. It is therefore recommended that condition 7 be amended as follows:

The development hereby permitted shall be carried out in accordance with the plans and drawings received by the Local Planning Authority on 24 May 2018, 4 June 2018, 31 July 2018 and 7 September 2018, drawing numbers: 1056769/03A Proposed grain store, 1056769/00 Existing site plan; 1056769/01B Existing site plan; 1056769/02A Proposed site plan; and vehicular crossover construction details.

Reason: To ensure that the development is carried out as permitted and to clarify the terms of this consent.
Details of the external cladding material have been submitted and therefore condition 5 (cladding details) of the committee report can be deleted and condition 2 (materials) can be amended as follows:
The development the subject of this planning permission shall be carried out using external materials as specified on the drawing 105676/03A, application details received by the Local Planning Authority on 24 May 2018 and the Juniper Green metal cladding sample received by the Local Planning Authority on 15 June 2018.

Reason: To achieve a satisfactory elevational appearance for the development.

Given that the Lead Local Flood Authority has requested details of the proposed drainage, it is recommended that condition 6 (drainage details) of the committee report be deleted and replaced with the three conditions proposed above.

Paragraph 7.19 of the committee report states that “The Council's Ecological Advisor has no objection to the proposal subject to the recommendations within the biodiversity site being implemented”. Therefore the following condition is recommended:

The development hereby permitted shall be carried out in accordance with the recommendations as set out in section 4 of the Habitat Mitigation and Protection Plan received by the Local Planning Authority on 24 May 2018. The Local Planning Authority shall be notified once these measures have been put in place.

Reason: In the interests of biodiversity.