

APPLICATION REFERRED FROM THE WEEKLY LIST**WEEKLY LIST NO. 1389 – 14 JULY 2017****17/00524/FUL****RAINBOWS END, BEECHES ROAD, RAWRETH****ERECTION OF TWO AGRICULTURAL BUILDINGS,
ASSOCIATED ACCESS TRACK, HARDSTANDING AND
GATES ASSOCIATED WITH GOAT AND LIVESTOCK
ENTERPRISE (LAND NORTH OF BEECHES ROAD)****1 DETAILS OF REFERRAL**

- 1.1 This item was referred from Weekly List No. 1389 requiring notification to the Assistant Director, Planning & Regeneration Services by 1.00 pm on Wednesday, 19 July 2017 with any applications being referred to this meeting of the Committee. Cllr C I Black referred this item on the grounds that the application may be in breach of policy ENV2. Any other uses that may be taking place on the site need to be considered in the context of policy ENV2.
- 1.2 The item that was referred is attached at Appendix 1 (as it appeared in the Weekly List).
- 1.3 A plan showing the application site is attached at Appendix 2.

2 RECOMMENDATION

- 2.1 It is proposed that the Committee **RESOLVES**

To determine the application, having considered all of the evidence.

If you would like this report in large print, Braille or another language please contact 01702 318111.

Appendix 1

Application No :	17/00524/FUL	Zoning : Metropolitan Green Belt
Case Officer	Mr Robert Davis	
Parish :	Rawreth Parish Council	
Ward :	Downhall And Rawreth	
Location :	Rainbows End Beeches Road Rawreth	
Proposal :	Erect Two Agricultural Buildings, Associated Access Track, Hardstanding and Gates Associated With Goat and Livestock Enterprise (Land North of Beeches Road)	

SITE AND PROPOSAL

1. Planning permission is sought for the erection of two buildings for an agricultural purpose together with the laying of an access road, hardstanding and entrance gates.
2. The site is within a landholding located to the north of Beeches Road and south of the River Crouch. The landholding extends to 7 hectares. The site is within the Metropolitan Green Belt. The site is also located within the Coastal Protection Belt where policy ENV2 of the Core Strategy requires the Council to protect and enhance the landscape, wildlife and heritage qualities of the coastline.
3. The agricultural activity is of a small holding nature with approximately 40 goats on the site at present, although the applicant expects this number to rise alongside the introduction of other livestock including a small herd of calves and a Christmas turkey enterprise.
4. The entrance gates and one of the agricultural buildings, the 'Goat House' have been erected. A connecting track has also been levelled out.
5. There is no planning history for the site.
6. The proposal is for the erection of two buildings each approximately 20m x 8m. They would have eaves heights of 3m and a dual pitched roof with a height of 4.2m. One of the buildings would be for livestock, the 'Goat House', and the other would be open fronted. The applicant states that the 'Goat House' building is necessary to protect livestock during the winter months. The other building would be used for the storage of machinery and feed. The buildings would be located within the northern part of the site, 185m from the highway

boundary, adjacent to an area of scrubland and 10m from each other. An adjacent area of hardstanding would be provided.

7. The gate is a wooden gate with a width of 5.2m and a maximum height of 2.15m. The applicant has stated that due to thefts from the site the provision of such a gate is required for security purposes.

MATERIAL PLANNING CONSIDERATIONS

8. Paragraph 89 of the National Planning Policy Framework (NPPF) states that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, however, the provision of an agricultural building is listed as one of the limited number of exceptions.
9. Paragraph 28 of the NPPF promotes the development and diversification of agricultural and other land-based rural businesses. Policy DM 11 of the Development Management Plan - Existing Businesses in the Green Belt allows extensions to existing businesses in the Green Belt subject to certain criteria. It is considered that the proposal is for appropriate development within the Green Belt to support a recently established agricultural business.
10. The proposed buildings would have an impact on openness; however, it would be for an agricultural purpose, which would thus be appropriate development within the Green Belt. The siting of the buildings would be adjacent an area of scrubland, which would reduce their general visibility from eastern and southern points.
11. The land is located within Flood Zone 3a as defined by the Environment Agency. The proposed agricultural use of the site is categorized as a 'less vulnerable' form of development that would be appropriate for the site. It would be the responsibility of the applicant to ensure that the premises are protected from any water ingress.
12. The gates that have been erected are positioned such that a vehicle entering or egressing the site onto the public highway would have space for a person to open or close the gates whilst the vehicle is clear of the public highway. The Local Highways Authority has no objection to the proposal.
13. There are no nearby residential properties that could potentially be affected by the development.

CONCLUSION

14. The provision of agricultural buildings is supported local and national planning policy. The building, as proposed, would have an impact on the openness of the Green Belt by virtue of their presence, however, they would be modest in scale such their impact would not be significantly detrimental to the purposes of the Green Belt or that of the Coastal Protection Belt.

Representations:

ESSEX COUNTY COUNCIL HIGHWAYS - No objection subject to the following conditions:

1. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 10 metres from the back edge of the highway boundary.
2. No unbound material shall be used in the surface treatment of the vehicular access for the first 6 metres from the highway boundary.
3. There shall be no discharge of surface water from the development onto the Highway.
4. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

ENVIRONMENT AGENCY - We have no objection to this planning application, providing that you have taken into account the flood risk considerations which are your responsibility.

APPROVE

1. SC4B Time Limits Full – Standard
2. The external facing materials shall match the existing parts of the building or site and/or be those materials specified on the plans and application form submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where other materials are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.
3. The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below:

Drawings and statement date stamped 24th May 2017.

Relevant Development Plan Policies and Proposals:

Allocations Plan 2014

Core Strategy 2011 - CP1, GB, ENV2

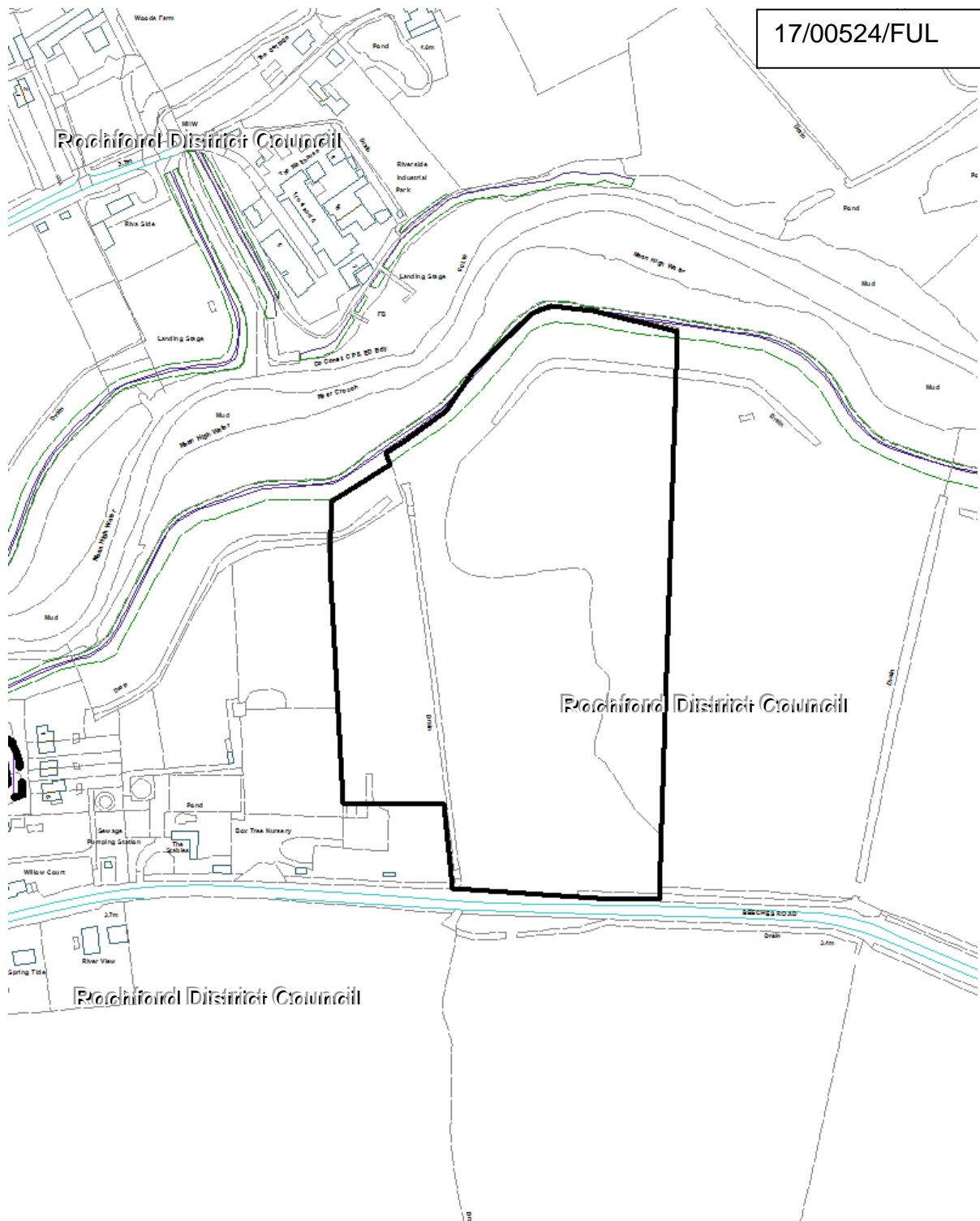
Development Management Plan 2014 - DM1, DM11

National Planning Policy Framework

The local Ward Member(s) for the above application are Cllr. C.I. Black,
Cllr. R.A. Oatham and Cllr C Stanley.

Appendix 2

17/00524/FUL



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