



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/69

Development Control Committee

6 October, 2016

Planning Application DC/16/1261/FUL

Green Farm, Brandon Road, Culford

Date: 13 July, 2016 **Expiry Date:** 12 October, 2016
Registered:

Case Officer: Jonny Rankin **Recommendation:** Approve

Parish: Culford **Ward:** Risby

Proposal: Planning Application - New access road for farm and domestic use

Site: Green Farm, Brandon Road, Culford, IP28 6UE

Applicant: Green Farm Nursery - Miss Christina Warren

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

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Background:

This application is referred to the Committee because it is a major development to which the Parish Council objects.

Proposal:

1. Planning permission is sought for new access road for farm and domestic use.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application Form
 - Site Plan
 - Access Layout
 - Planning Statement
 - Flood Map
 - Stone Curlew Flowchart

Site Details:

3. The site is situated within the Countryside and accessed via the B1106, Brandon Road.

Planning History:

4. The site has an extensive planning history relating to its use as a saw mill. Thereafter, there has been a full application and several Prior Approval applications in relation to the Green Farm Organic Nursery, including for the change of use of agricultural buildings to dwellings and other uses under the revised provisions of the General Permitted Development Order (GPDO). At the time of writing these uses have not been implemented.

Consultations:

5. Highway Authority: Notice is hereby given that the County Council as Highway Authority recommends that any permission which the Planning Authority may give should include conditions.
6. County Flood and Water Management: SCC Floods have no comments to make on this application as it is not a major application and we are happy for the development to follow latest Building Regulations. *(Officer Note – this is technically a 'major' based on the size of the red line, but is not 'major' for the purposes of Flood and Water Management).*

Representations:

7. Parish Council: objects to this application on the grounds that there is already access to the premises and yet another access point on the very

busy B1106 would be creating yet another potential accident point.

Policy:

The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

8. Joint Development Management Policies Document:
 - Policy DM1: Presumption in favour of Sustainable Development
 - Policy DM2: Creating Places – Development Principles and Local Distinctiveness
9. St Edmundsbury Core Strategy December 2010
 - Policy CS3 (Landscape Character and the Historic Environment)

Other Planning Policy:

10. National Planning Policy Framework (2012) Core Principles and paragraphs 56 – 68.

Officer Comment:

11. The issues to be considered in the determination of the application are:
 - Principle of Development and visual impact
 - Impact upon Highways

Principle of Development and visual impact

12. Policy DM2 requires all development to produce designs, in accordance with standards, that maintain or enhance the safety of the highways network. Paragraph 32 of the National Planning Policy Framework requires decisions to take account of 'safe and suitable access to the site can be achieved for all'.

13. Given the proximity of the existing access, there would be no adverse impact arising from the proposed new vehicular access from Brandon Road upon the character and appearance of the road and neither would any use arising from the provision be prejudicial to reasonable residential amenities. Any modest loss of tree cover in this context would not be considered so prejudicial to the visual amenity of the area so as to render the scheme unacceptable.

Impact on Highway Safety

14. Whilst Brandon Road (B1106) is a busy road, the proposed access is proximate to a right hand bend which slows traffic as does the pre-existing (and previously shared) access to the side.
15. County Highways has no objection to the proposal on highway safety grounds, subject to conditions. Overall the proposed new access does not make the existing situation materially worse in highway safety terms and

therefore is considered acceptable and in compliance with the policies set out above.

Conclusion:

16. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. 01A Time Limit Detailed
2. 14FP Approved Plans
3. – County Highways
4. – County Highways
5. – County Highways
6. – County Highways

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O8RJXZPD05L00>

Case Officer: Jonny Rankin

Date: 20 September, 2016