

BOROUGH OF KETTERING

Committee	Full Planning Committee - 05/01/2010	Item No: 5.1
Report Originator	Alison Riches Development Officer	Application No: KET/2009/0596
Wards Affected	Welland	
Location	Eckland Lodge Business Park, Desborough Road, Braybrooke	
Proposal	Full Application: Demolition of existing agricultural buildings and erection of office buildings within B1(a). Formation of new vehicular and pedestrian access, parking areas, and associated landscaping	
Applicant	Eckland Lodge Business Park	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be REFUSED for the following reason(s):-

1. The application fails to justify a significant increase in B1(a) office development in this location. The site is in open countryside where there is no provision for this type of use within the Development Plan and there are no material considerations to allow development contrary to policy. The proposal is therefore contrary to PPS7, Draft PPS4, Policies 20 and 24 of the East Midlands Regional Plan 2009, Policies 1, 8, 9 and 11 of the North Northamptonshire Core Spatial Strategy 2008 and Policies 7 and 35 of the saved Kettering Borough Local Plan 1995.
2. The application does not adequately demonstrate that all relevant alternative sites have been studied in a sequential approach, and fails to evidence the main reasons for the choice of the application site for office development. This is contrary to PPS6, PPS7 and Draft PPS4.
3. The proposal is not considered to be farm diversification which would sustain the existing agricultural enterprise. The existing agricultural buildings are to be demolished and no alternative buildings have been proposed on site to accommodate the agricultural side of the business. This is contrary to the farm diversification aims and objectives of PPS7.

4. Due to the significant separation distance between the application site and the neighbouring towns, the proposal would result in employment growth in an existing but isolated and unsustainable location. New employment sites should be located within or adjoining the main urban population areas, ensuring that they are well served by alternative means of transport and travel, to achieve modal shift away from reliance on private cars. This is contrary to PPS1, and Policies 11 and 13 of the North Northamptonshire Core Spatial Strategy 2008.

5. The proposed two storey buildings by nature of their scale, bulk and massing, would unacceptably increase the visual impact of the site undermining its rural location. The proposed Nuffield building introduces an unacceptable domestic character into a countryside location. The design fails to take the opportunity to improve the character of the area, by introducing poor quality architectural design, standardised features and poor proportions. This is contrary to Policy 2 of the East Midlands Regional Plan 2009 and Policy 13 of the North Northamptonshire Core Spatial Strategy 2008.

6. The proposed landscaping scheme which includes a significant quantity of forestry planting, stone walls and post and rail fencing would present a significant intrusion into the rural landscape which is characterised by low hedgerow field boundaries and open arable land. This is contrary to Policy 13 of the North Northamptonshire Core Spatial Strategy 2008.

7. The application does not demonstrate that the flood risk assessment meets the requirements of Annex E of PPS25. The application does not include surface water drainage information to demonstrate that flood risk is not increased. This is contrary to PPS25, Policies 32 and 35 of the East Midlands Regional Plan and Policy 13(q) of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

Not applicable

Officers Report

3.0 Information

Relevant Planning History

Eckland Lodge Business Park

KET/2008/0697

- Demolition of agricultural buildings and erection of B1 office buildings, new vehicular and pedestrian access, parking and associated landscaping. **Refused** 07/11/2008.
- **Appeal lodged** 12/01/2009, **withdrawn** 31/03/2009.

KET/2006/0764

- Renovation of redundant farm building to provide B1 office accommodation (redesign of KE/04/0158). **Approved** 16/11/2006. (Unit 18).

KE/04/0158

- Phase 3 conversion of redundant farm barn to B1 business use (757sqm). **Approved** 08/04/2004. (Units 4-22 inclusive).

KE/02/0909/TC

- 15m monostyle mast supporting 3 antennas, 2 transmission dishes and 10 associated ground base equipment cabins. **Approved** 23/01/2003.

KE/00/0415

- New milling up barn and cattlefeed store to replace existing old units. To comply with FABBL regulations. **Approved** 26/09/2000.

KE/00/0181

- Change of use of buildings with consent (KE/97/0732) for B1(c) to general B1 permission. **Approved** 02/05/2000. (Units 4, 5, 6, 7, 8, 9, 10 and 11).

KE/98/0353

- Additional farm units to include calf rearing unit, silage/sheep enclosure and implement shed. **Approved** 24/08/1998.

KE/98/237C

- Reception, storage and dispatch of used cooking oils (Unit 2). **Approved** 06/08/1998.
- NCC application. Retrospective permission to take effect from 24/09/1995, restricted to unit 2 and hours of use 06:00 to 20:00.

KE/97/0732

- Change of use from redundant agricultural units to B1 light industrial, workshops and toilet block. **Approved** 03/02/1998. (Units 4, 5, 6, 7, 8, 9, 10 and 11).
- Permission granted for B1(c) light industry only .

KE/97/0453

- Change of use from agricultural unit to B1 light industrial/offices, craft workshop, toilet block and A3 tearoom. **Withdrawn** 29/09/1997. (Units 4, 5, 6, 7, 8, 9, 10 and 11).

KE/91/0377

- Renewal of temporary permission (KE/89/0176): parking of two motor vehicles. **Approved** 09/08/1991.
- Time limit removed and permission granted for the benefit of the applicant only and for the specific use.

KE/89/0383

- Storage of caravans. **Refused** 02/05/1989.
- **Appeal dismissed** 08/08/1990.
- Storage of up to 200 caravans would have an unacceptably harmful impact on the character and appearance of the locality and lead to an unacceptable risk of collision on the A6 trunk road passing the site.

KE/89/0176

- Change of use to parking of two vehicles. **Approved** 14/04/1989.
- Permission granted for a two year period expiring on 14/04/1991, for the benefit of the applicant only and for the specific use.

KE/87/0217

- Change of use from agricultural buildings to small industrial units. **Approved** 15/04/1987. (Units 4, 5, 6, 7, 8 and 18)

KE/87/0021

- Change of use from agricultural to sorting, storage and car repairs. **Approved** 19/02/1987. (Units 2 and 3)
- Permission granted for the specific use only.

KE/80/1541

- Continuation of use of farm building for the storage and sorting of second-hand goods (household salvage). **Approved** 09/12/1980. (Unit 1).

KE/76/0942

- Use of farm building for storage of second-hand goods. **Refused** 14/10/1976. (Unit 1).
- **Allowed at appeal** 08/11/1977.
- Permission granted for the specific use only for a three year period from 08/11/1977.

KR/70/0091

- Covered cattle yard/barn. **Approved** 22/07/1970.

KR/1965/0180

- Dutch Barn. **Approved** 10/11/1965.

KR/63/0096

- Dutch Barn. **Approved** 13/08/1963.

Eckland Lodge Farm

KET/2009/0177

- First floor side extension, two storey and single storey rear extensions. **Approved** 26/05/2009.

KET/2006/1143

- Two-storey rear extension and 2nd floor side extension. Single storey rear extension: Conservatory. Porch to front and side. **Approved** 07/08/2007.

KR/66/0200

- Erection of farmhouse. **Approved** 23/03/1967.

Site Description

Officer's site inspection was carried out on 11/12/2009.

The application site is to the south of Eckland Lodge farmhouse in open countryside between Braybrooke and Desborough. The site occupies a hilltop position and is visible from the new Desborough bypass (A6), linking Kettering to Market Harborough, and the old A6 (B576) linking Desborough to Market Harborough. Access to the site is via the old A6 (B576), Harborough Road.

The land between the site and Harborough Road to the north, and to the east and west is open flat land with slight variation in levels. To the south of the existing business park there is a decrease in land levels from the site towards the A6 Desborough bypass.

The application site is the north part of the larger farmstead/business park site and comprises a group of three agricultural barn buildings currently used in part for the storage of agricultural plant and machinery and an area of land to their east currently used for various industrial activities.

At the site, the buildings to the south of the application site are a former barn complex converted into 18 B1 business units resulting in Eckland Lodge Business Park. All buildings are in the same ownership.

Proposed Development

The proposal is for the following:

- Demolition of three existing agricultural buildings and the erection of three office buildings within class B1 (a) (offices) comprising 2806m² of floor space.
- Formation of a new vehicular and pedestrian access, parking areas and associated landscaping.

Any Constraints Affecting the Site

B Road

4.0 Consultation and Customer Impact

Desborough Town Council

- Support.
- The proposal significantly contributes to the aims of the North Northamptonshire Core Spatial Strategy (CSS)
- Policy 8 of the CSS states that diversification of the rural economy, in particular through conversion of buildings within settlements to economic re-use.
- Visually the buildings' appearance will contribute to the approaches to Desborough, adding to an improving character. Small business start ups will provide much needed facilities and contribute to bringing valuable jobs to the locality.

Supplementary information provided by Cllr. D Coe as follows:

- The site is currently an eyesore.
- Governments have encouraged farmers to diversify and this falls into this category.
- Redundant farm buildings would be replaced by modern designed office blocks.

Supplementary information dated 17/04/2009, provided by Cllr. M Tebbutt as follows:

- Re KET/2008/0697, previous application at the site which was refused and was appealed.
- The Town Council request KBC to review its decision not to approve the planning application prior to an appeal hearing taking place.
- The current office provision at the site is of an extremely high quality and should be commended. The proposed new development would significantly improve the site visually. In addition, the development would create up to 100 new employment opportunities which is a key factor for Desborough as highlighted in the Rothwell and Desborough Urban Extension Area Action Plan – Position Statement Consultation Preferred Policy Directions.
- Objective 4, point 6.5.5 refers to integrating the development into the countryside setting through appropriate siting and landscaping. In addition, reference is made to paragraph 3.1.1 of the Site Specific Proposals Local Development Document – Issues Paper Consultation March 2009 which discusses the conversion, re-use and replacement of buildings in the countryside.

The application was called in by Desborough Town Council for determination by the Full Planning Committee.

Anglian Water

- No objection.

Environment Agency

- Objection.
- FRA submitted does not comply with the requirements of Annex E, paragraph E3 of PPS25 and is therefore insufficient.
- Site lies in Flood Zone 1 but the proposed development may present risks of flooding on and off site if surface water run-off is not effectively managed.

Environmental Health Department

- No objection.
- Recommend a condition for a Contaminated Land investigation to be carried out.
- Recommend a condition for a lighting scheme to be submitted based on the lighting assessment provided.

Highway Authority

- No objection.
- The proposed provision for a dedicated privately funded bus service to be secured by S106 agreement.
- Recommend a condition for a more robust Travel Plan to be provided demonstrating a 20% modal shift.

Natural England

- No objection.
- Recommend a condition for bird nesting box

5.0 Planning Policy

National Policies

PPG13. Transport

PPG24. Planning and Noise

PPG4. Industrial and Commercial Development and Small Firms

PPS1. Delivering Sustainable Development

PPS6. Planning For Town Centres

PPS7. Sustainable Development in Rural Areas

PPS23. Planning and Pollution Control

PPS25. Development and Flood Risk

Draft PPS4. Planning for Prosperous Economies

Development Plan Policies

East Midlands Regional Plan

Policy 2. Promoting Better Design

Policy 20. Regional Priorities for Employment Land

Policy 24. Regional Priorities for Rural Diversification

Policy 32. A Regional Approach to Water Resources and Water Quality
Policy 35. A Regional Approach to Managing Flood Risk
Policy 39. Regional Priorities for Energy Reduction and Efficiency
Policy 45. Regional Approach to Traffic Growth Reduction
Policy 46. A Regional Approach to Behavioural Change
Policy 48. Regional Car Parking Standards

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements
Policy 6. Infrastructure Delivery and Developer Contributions
Policy 8: Delivering Economic Prosperity
Policy 9. Distribution & Location of Development
Policy 11. Distribution of Jobs
Policy 13. General Sustainable Development Principles
Policy 14: Energy Efficiency and Sustainable Construction

Local Plan

RA14. Rural Area: Reuse and Conversion of Rural Buildings
7. Environment: Protection of the Open Countryside

6.0 Financial/Resource Implications

Section 106 for the following:

- A detailed Travel Plan to be submitted which includes contributions for a dedicated privately funded bus service to and from the site.
- Payment of a monitoring contribution on commencement of development.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development.
2. Contaminated land.
3. Design, character and appearance.
4. Flood risk and drainage.
5. Highway issues.
6. Landscape and ecology
7. Planning obligations.
8. Residential Amenity.
9. Sustainability
10. Waste disposal and bin storage.

1. The Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The application site is located in open countryside, outside of the Desborough Town Boundary (as defined by saved Policies 7 and 35 of the Local Plan). The

site is not allocated in the Local Plan or the Core Spatial Strategy. Local Plan Policy 7 states 'planning permission for development within the open countryside will not be granted except where otherwise provided for in this plan'. There are no policies in the Local Plan (or Core Spatial Strategy) which allow for the development of new build B1 offices in the open countryside.

The North Northamptonshire Core Spatial Strategy provides the overall strategy for the area. Policy 1 sets out the role of Desborough as a small town, where the emphasis will be on town centre regeneration through environmental improvements and new mixed use developments. This proposal is outside of the town and does not fit with the strategy for town centre regeneration. Policy 8 seeks a balance between homes and jobs. Policy 9 states 'new building in the open countryside outside the Sustainable Urban Extensions will be strictly controlled'. The policy clarifies that the strategy is for the re-use of previously developed land and buildings within urban areas, followed by suitable land in urban areas. Policy 11 sets a target for job growth in the B1 sector of 3,260 jobs by 2021. The policy makes it clear that where new office sites are required, town centres and other areas with good public transport connections are the preferred locations. Again, this site does not comply with this strategy.

The East Midlands Regional Plan supports employment in sustainable locations (Policy 20) and also supports rural diversification, but where this is 'consistent with a sustainable pattern of development' (Policy 24).

National policy is a material consideration in the determination of a planning application. National policy in PPS7 states several key principles for sustainable development in rural areas. Principle 4 states 'new development in the open countryside away from existing settlements, or outside areas allocated for development in development plans should be strictly controlled. This part of PPS7 is proposed to be replaced by Draft PPS4 'Planning for Prosperous Economies' (May 09). The draft states that 'economic development in open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled' (para EC9.1). The emerging policy is clearly the same as existing national policy; to protect the countryside from development that could be located in more sustainable locations.

The application proposes 2806sqm of B1(a) office floorspace. This would be a significant addition to the existing 757sqm B1 on the wider Eckland Lodge site. PPS7 refers to farm diversification and states that local planning authorities should be supportive of diversification for business purposes that contribute to sustainable development objectives, help sustain the agricultural enterprise and are consistent in their scale with the rural location (para 30). The proposal is to replace existing agricultural buildings which are currently used for the storage of agricultural machinery. The applicant has stated in the submitted Planning Policy Report that the proposal is ancillary to other economic development. The applicant has advised verbally and via email (email 18 December 2009) that if the proposed new buildings are constructed, there will be nowhere left within his landholding to store this machinery and so new agricultural land and buildings will be required. As such, this development will

not be sustaining the agricultural enterprise as advocated in PPS7, but it seems instead to be replacing it on whole of the Eckland Lodge site. Therefore, the proposed development cannot be considered as farm diversification.

The application seeks to replace the existing main access road from Harborough Road and create two further roads; one to Eckland Lodge farmhouse and one to units 1-3 (both of which are outside the red line of the application site). The new main access will be within an agricultural field and also create an orchard/paddock adjacent to Eckland Lodge and enclosed by a stone wall. This area of land taken up by the new access and the other new two roads will equate to the loss of approximately 12,000 square metres of agricultural land. This equates to encroachment of this site into the countryside and is therefore contrary to Local Plan Policy 7, PPS7 and Draft PPS4.

PPS7 also refers to the replacement of buildings in the countryside (para 19). This should be favoured where it would result in a more acceptable and sustainable development and would bring about environmental improvements in terms of the impact on the surroundings and landscape. As the site is partly a farm enterprise, and the buildings in question are agricultural in character, it is not considered that their replacement with brick buildings would represent an environmental improvement. The PPS is supportive of replacement only where the existing buildings are 'suitably located'. As the site is not within the town, or allocated for development, it is not considered a suitable location for this size and scale of B1 office development.

PPS6 and Draft PPS4 (para 4) clearly state that offices are main town centre uses. As such, as this application is not in an existing centre, or allocated for office use, it should be accompanied by a sequential assessment and an impact assessment (Draft PPS4 para EC18.1). The applicant's Planning Policy Report (received 3 Nov 09) does not refer to this requirement from Draft PPS4 or provide any evidence that a sequential assessment or an impact assessment has been undertaken. A brief mention is made of the Lawrence's site in Desborough town centre, but no other alternative central or edge of centre sites are considered. Therefore, following the guidance in Draft PPS4 (para EC21.1) permission should be refused as the applicant has not demonstrated the sequential approach has been followed.

The Council are currently producing two policy documents of relevance to this proposal. The Kettering Town Centre AAP (Preferred Options, August 2008) and the Rothwell and Desborough AAP (Proposed Submission, December 2009). The Kettering AAP seeks to provide for office development in the town centre, as sought by Policy 11 of the CSS. This is in accordance with the settlement hierarchy set out in CSS Policy 1; Kettering as the growth town and Desborough and Rothwell as the small towns. The Rothwell and Desborough AAP proposes an allocation of 4 hectares of employment land at Rothwell but none at Desborough. This is due to an extant planning permission for 1.15ha of B1 and 0.96ha of B2 (gross site area) at the Grange, which will fulfil Desborough's requirement for further employment provision. This is also in accordance with CSS Policy 11, which seeks employment provision in locations which have a low jobs/workers balance. The Rothwell allocation is

part of the proposed Sustainable Urban Extension which is located adjacent to the existing settlement boundary. This is considered to be the most sustainable location for the employment provision in this area.

CSS Policy 1 states that in the rural area, development should clearly demonstrate that it is required to meet local needs. The applicant has included nine letters of testimonial with the application, dated from April 2008 to August 2009. One letter is from a local estate agent who states that there is a demand for small and medium size commercial units in the area. One letter is from a local company seeking new accommodation and seven letters are from existing Eckland Lodge companies looking for larger accommodation. However, as mentioned above, there is an existing employment site with permission within Desborough, and an employment site proposed at Rothwell. From the information submitted, the need for development at this site, contrary to policy, has not been justified.

The applicant has also sought to justify the proposals against Local Plan policies RA10, RA11 and Draft PPS4 of December 2007. Those Local Plan policies are not saved and thus are no longer relevant and the Draft PPS4 has been superseded by the new Draft PPS4 of 2009.

The principle of this development in this location is therefore considered to be contrary to both Development Plan policy and emerging AAP policy and contrary to both national and emerging national policy.

It is noted that the red line of the application site does not include the proposed orchard/paddock or the remainder of the Eckland Lodge site. This application is seeking to replace the buildings that the applicant states are in agricultural use. From the site visit, it appears that this will leave the site with a mixture of uses including B8 storage, B2 general industrial and B1 office. The piecemeal development of this site has been ongoing for decades, as is shown from the planning history. Some of this has been formally applied for and granted; other uses have been incrementally added, without formal application. As such, if the agricultural use of the site is proposed to cease, an application for the whole site would be the best way to formalise all the uses on the site. This would ensure no further gradual encroachment into the countryside as conditions for formal boundary treatment and landscaping arrangements could be imposed.

2. Contaminated Land

Owing to the various former agricultural and industrial uses at the site, a full contaminated land investigation will be required to comply with the aims and objectives of PPS23: Planning and Pollution Control. This could be achieved by condition.

3. Design, Character and Appearance

The scheme proposed for the new buildings is identical to that submitted for the previously refused application under reference KET/2008/0697. Refusal reason 3 of that application stated that *'the design of the proposed buildings are obviously commercial in their character and appearance and are alien to*

the existing context of agricultural farm buildings in an open countryside location'. As, the plans have not changed since the refusal, the grounds for this refusal reason have not been addressed nor has any justification for leaving the plans unchanged been received.

The plan formation for the new buildings copies a traditional courtyard U-plan farm layout using the existing barn layout for the siting of the proposed buildings. However, the creation of two predominantly two-storey replica barn buildings and a two-storey Georgian style replica farmhouse will introduce an alien form in a countryside location which is generally characterised by low status, generally subsidiary, predominantly single storey agricultural buildings with low visual impact on their rural surroundings. The scheme submitted replaces three buildings with maximum heights of 6.87 metres, 7.38 metres and 7.52 metres with buildings all having a ridge height of 8.91 metres. Although the proposed ridge heights are in line with the ridge height of the existing E-plan barn formation, the scheme submitted will lead to an overall increase in the massing at the site eroding the hierarchy and context of agricultural buildings and shifting the appearance of the site away from an agricultural farmstead (albeit with some commercial mixed use) to an entirely industrial/commercial appearance, which is out of character with its rural location.

As such, the proposed buildings by virtue of their bulk and massing would increase the visual impact of the site undermining its rural location and the adverse impact is enhanced by the hilltop location of the site and long views from the open countryside on all sides of the site. In addition, the regular domestic style fenestration would further detract from the character and appearance of a series of agricultural buildings. This is contrary to the aims and objectives of policy 2 of the East Midlands Regional Plan and policy 13 of the North Northamptonshire Core Spatial Strategy both of which require new development to take account of the local, natural and historic character of their surroundings.

Additional proposals include the construction of a 1.2 metre high stone wall and post and rail fence bounding the west side of the proposed new access track, and the inclusion within it of agricultural land. This again introduces an incongruous feature into the open countryside by creating a formal boundary round the existing farmhouse and increasing the residential curtilage into the open countryside. This part of the proposal detracts from the rural character of the area by introducing features alien to a rural location and is contrary to policy 2 of the East Midlands Regional Plan and policy 13 of the North Northamptonshire Core Spatial Strategy requiring new development to respect and enhance the character of its surroundings.

4. Flood Risk and Drainage

The Flood Risk Assessment submitted with the application is deemed to be unacceptable as it does not comply with the requirements set out in Annex E, paragraph E3 of PPS25. It is therefore not possible to assess the proposed drainage strategies for the disposal of surface and waste water from the site.

As such, in addition to being contrary to PPS25, the proposal does not comply with the aims and objectives of policy 13(q) of the North Northamptonshire Core Spatial Strategy and policies 32 and 35 of the East Midlands Regional Plan which require the careful consideration of water resource issues.

5. Highway Issues

County Highways have no objection to the scheme proposed but have some concerns which can be addressed by S106 contributions and the provision of a robust Travel Plan. The applicants have proposed a private bus service to be secured by a S106 agreement to move towards the 20% modal shift away from private car usage. Highways have stated that highway improvement works may be necessary if the Travel Plan does not provide the modal shift required.

The application does not justify why the junction needs to be widened to 8.7 metres to accommodate the swept paths of two-way HGV's. As the site is to be B1 (a) office use, the need to use HGV's for the activity proposed is questionable.

The application proposes 98 parking spaces (one short of the recommended guidance in PPG13), 9 of which are for disabled users.

6. Landscape and Ecology

The landscape characteristics of the site and its surroundings are for arable farmland in a relatively consistent composition of fields, hedgerows and occasional hedgerow trees. The landscaping details proposed for the site will do little to negate the impact of development in an area of open countryside with the tree screening and formal planting proposed introducing a significantly different element to its rural location. The Landscape Character and Visual Impact Assessment recommends planting to be laid out in '*a locally typical style*' but does not describe what this is. To ensure the rural character of the site is retained, a landscaping scheme can be requested by condition.

The ecological survey provided by the applicants is acceptable subject to a condition for a bird nesting box.

7. Planning Obligations

Were the application to be approved a S106 agreement would be required to provide a detailed Travel Plan which included contributions for a privately funded bus service to and from the site.

8. Residential Amenity

There are no issues of loss of amenity to residents surrounding the site as the nearest residential property is at Eckland Lodge Farmhouse, approximately 110 metres north of the proposed development. Other residential sites are the Hermitage, 400 metres northwest and Glebe Cottage, 700 metres northeast, too far from the site to be adversely affected by it.

9. Sustainability

The initial BREEAM checklist submitted provided an assessment of the site as 'very good'. However, the sections on energy and transport had been omitted so a full evaluation of the information was not possible. A revised checklist has been submitted. Comments on this will be added as an update.

10 Waste disposal and Bin Storage

The proposed bin storage and waste disposal facilities are located to the north of the site adjacent to a landscaped area. No proposals have been received as to the design of the storage facility but this can be requested by condition.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that this planning application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan restricts development in the open countryside. The principle of development in this location is considered to be contrary to Development Plan Policy, emerging Area Action Plan policy, and current and emerging national policy. The proposal would not result in environmental improvements to the site, but would result in a detrimental impact on the character and appearance of the open countryside. There are no material considerations to indicate that this proposal for office development in the open countryside should be permitted. The proposal is therefore recommended for refusal.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

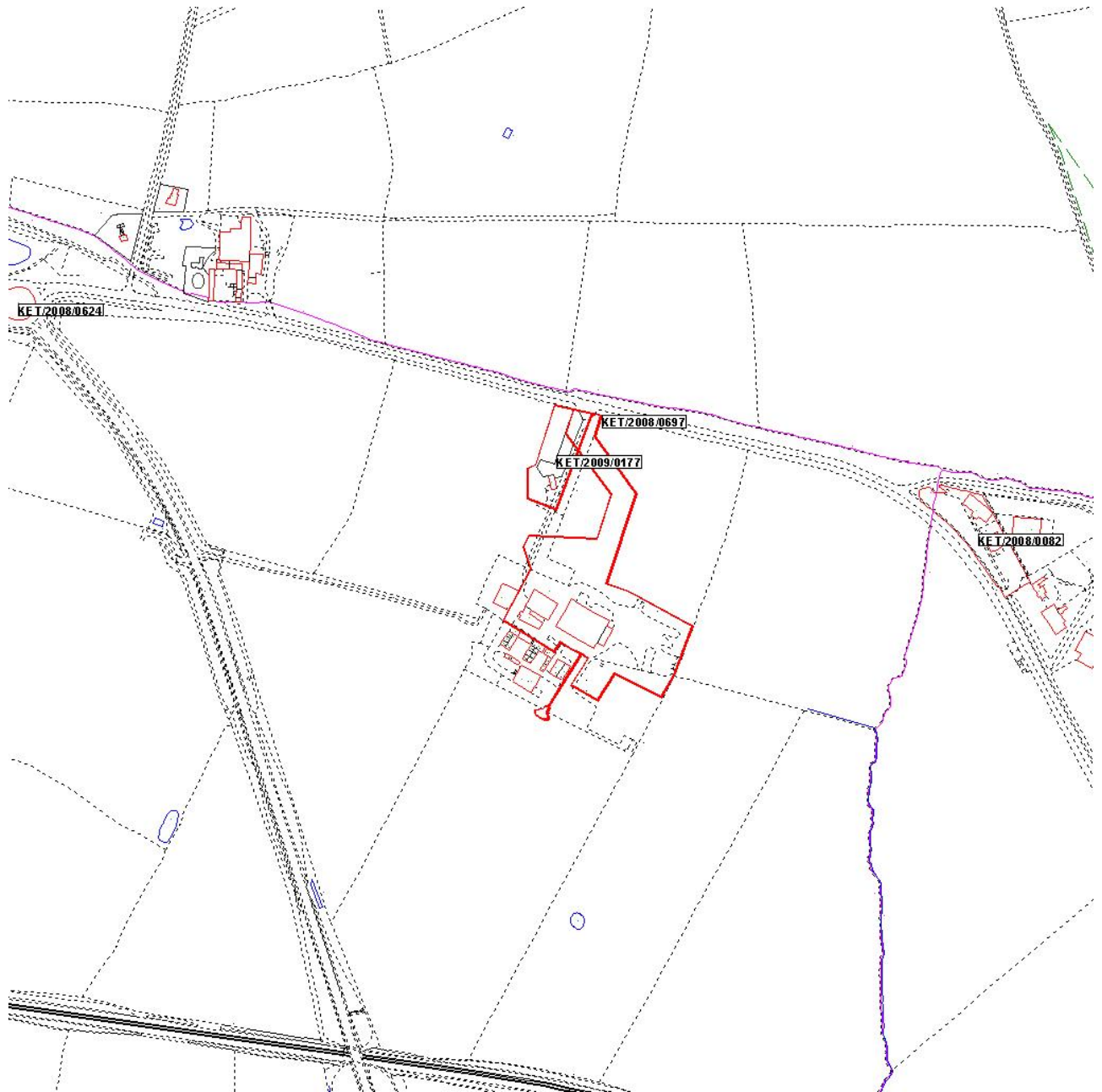
Previous Reports/Minutes

Ref:

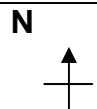
Date:

SITE LOCATION PLAN

Eckland Lodge Business Park, Desborough Road, Braybrooke
Application No.: KET/2009/0596



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



LA078344

Date: 05/10/2009 Do not scale from this map. For illustrative purposes only.