

Application Ref: 19/00490/FUL

Proposal: Siting of two shepherds huts for holiday accommodation

Site: Grange Farm, Main Street, Southorpe, Stamford
Applicant: Mr & Mrs A Mogridge
Agent: 3D Planning Ltd.

Referred by: Head of Development and Construction
Reason: Due to the level of public interest

Site visit: 16.05.2019

Case officer: Mr M A Thomson
Telephone No. 01733 4501733 453478
E-Mail: matt.thomson@peterborough.gov.uk

Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site Description

The application site comprises a paddock situated behind an isolated farmstead comprising Grange Farm to the north and Abbots Barn to the south. Grange Farm is a large farmhouse with a number of single storey outbuildings to the south, one of which has been converted into a holiday let and is known as Pea Cottage. Abbots Barn is a large converted two storey barn, with a number of single storey elements.

The paddock in question is bounded by a stone wall, with a public right of way forming part of the Hereward Way (Southorpe 3) to the north. Access is gained to the field via Grange Farm and the historic crew yard. The land to the east is pastoral farmland, with Stud Farm to the north-east and Grange Farm Cottages to the south.

The application site and the adjacent buildings of Grange Farm are all located outside of the village boundary of Southorpe, within the open countryside as defined by the Local Plan. The last property within the village envelope boundary is Stud Farm located to the north of the site. The application site and wider Grange Farm site are however located within the boundaries of the Southorpe Conservation Area.

Grange Farm and Abbots barn are not listed buildings nor are they locally listed, however they have been identified as being worthy of inclusion within the list of buildings of local interest. As such these buildings are identified as non-designated heritage assets.

Proposal

The Applicant seeks planning permission for the change of use of the land to allow the siting of two shepherds' huts for holiday accommodation.

The shepherd huts would be of timber construction built on wheels, and would be capable of accommodating 2x persons with self-contained facilities.

The huts would be 6.8m in length, 2.3m in width and 3.4m in height, finished in Corrugated Iron Sheet (Farrow and Ball Railings 'anthracite grey').

The huts would be fixed, with water and foul connection.

To assist with the assimilation of the proposed shepherd huts into the surrounding landscape it has been proposed that the field would be planted as an orchard.

Pre-Amble

In 2012 planning permission was granted under App Ref: 11/01472/HHFUL for the conversion of barns into single garage and one bedroom annex. In 2014 planning permission was granted under App Ref: 14/01556/HHFUL to increase the roof height by 4 inches to allow for internal insulation.

In 2016 planning permission was granted under App Ref: 16/01802/WCPP to allow the building to be used as a holiday let (Pea Cottage). Condition 2 of this permission states that the building can be used either as a holiday let or as ancillary accommodation (annex) to Grange Farm.

For the avoidance of doubt the annex comprises 1-bedroom, bathroom and a large kitchen/diner, with patio doors facing out onto the paddock.

2 Planning History

Reference	Proposal	Decision	Date
18/00646/OTH	Convert paddock into wildflower meadow and install two huts	Comments	11/05/2018
16/01802/WCPP	Variation of condition C2 (ancillary residential use) of planning permission 11/01472/HHFUL	Permitted	08/02/2017
15/00827/DISCHG	Discharge of conditions C3 (materials), C4 (levels), C5 (flue) and C8 (roof lights) of planning permission 11/01472/HHFUL - Conversion of barns into single garage and one bedroom annexe	Determined	17/07/2015
14/01556/HHFUL	Increase roof height to barn	Permitted	27/10/2014
11/01472/HHFUL	Conversion of barns into single garage and one bedroom annexe	Permitted	19/07/2012
06/01852/FUL	Erection of porch to side and rear conservatory	Permitted	19/07/2007

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

National Planning Policy Framework (February 2019)

Section 6: Building a strong, competitive economy

Section 16: Conserving and enhancing the historic environment

Peterborough Local Plan 2016 to 2036 (Submission)

This document sets out the planning policies against which development will be assessed. It will bring together all the current Development Plan Documents into a single document. The plan has

now been examined by the Inspector and found sound, subject to certain modifications. Subject to final approval by the Council's Cabinet in June 2019, it is anticipated that the Plan will be formally adopted on 24 July 2019. On this basis, the Plan can be afforded considerable weight at this time.

LP04 - Strategic Strategy for the Location of Employment, Skills and University Development

LP4 a) Promotes the development of the Peterborough economy. Employment development will be focused in the city centre, elsewhere in the urban area and in urban extensions. Provision will be made for 76 hectares of employment land from April 2015 to March 2036. Mixed use developments will be encouraged particularly in the city, district and local centres.

LP4b) Employment Proposals not within General Employment Areas or Business Parks will be supported provided that there are no suitable sites within allocated sites/ built up area, it is of an appropriate scale, would impact on the viability of an existing allocated site and not result in any unacceptable impact.

LP4c) the expansion of existing businesses located outside of allocated sites will be supported provided existing buildings are re-used where possible, there would be no unacceptable amenity, highway or character impacts.

LP4d) Conversions and redevelopment of non-allocated employment sites to non-allocated employment uses will be considered on their merits taking into consideration the impact on the area, the viability of the development including marketing evidence and the impact of continued use of the site.

LP4e) Proposals which directly assist in the creation of a university campus will be supported.

LP11 - Development in the Countryside

Part A: Re-Use and Conversion of Non-Residential Buildings for Residential Use in the Countryside- Change of use proposals will be supported provided that the use has not ceased, for agricultural buildings they were not constructed in the last 10 years, no more than 3 units would be created, significant reconstruction is not required and there are no fundamental constraints to delivery or harm arising.

Part B: Replacement of Permanent Existing Dwellings in the Countryside- Proposals will be supported provided that the residential use has not been abandoned, it is a permanent structure and the dwelling is not of architectural or historic merit. The replacement dwelling should be of an appropriate scale and design and is located on the site of the original house (unless suitable justification is provided).

Part C: Mobile Homes/Temporary Dwellings in the Countryside- Applications will be considered in the same way as permanent dwellings.

Part D: New Dwellings in the Countryside- Permission for a permanent dwelling in the countryside for an agricultural worker will only be granted to support existing agricultural activities on a well-established agricultural unit subject to demonstration of a functional need which cannot be met by an existing dwelling or conversion.

Part E: The Rural Economy- Development involving the expansion or conversion of an existing employment use/building or use for tourism/leisure will be supported provided it is an appropriate scale, would not adversely affect the local community/services and would not cause harm to the character of the area and would be accessible.

Part F: Protecting the Best and Most Versatile Agricultural Land- Proposals should protect this land to ensure the continuation of the agricultural economy. With the exception of allocated sites proposals affecting this land will only be accepted if there is lower grade land available, the impacts have been minimised through design solutions and where feasible the land is restored when the development ceases.

Part G: Agricultural Diversification- Proposals will be permitted provided that the location and scale are appropriate for the use and the scale is appropriate for the business.

LP13 - Transport

LP13a) New development should ensure that appropriate provision is made for the transport needs that it will create including reducing the need to travel by car, prioritisation of bus use, improved walking and cycling routes and facilities.

LP13b) The Transport Implications of Development- Permission will only be granted where appropriate provision has been made for safe access for all user groups and subject to appropriate mitigation.

LP13c) Parking Standards- permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

LP13d) City Centre- All proposal must demonstrate that careful consideration has been given to prioritising pedestrian access, to improving access for those with mobility issues, to encouraging cyclists and to reducing the need for vehicles to access the area.

LP16 - Urban Design and the Public Realm

Development proposals would contribute positively to the character and distinctiveness of the area. They should make effective and efficient use of land and buildings, be durable and flexible, use appropriate high quality materials, maximise pedestrian permeability and legibility, improve the public realm, address vulnerability to crime, and be accessible to all.

LP17 - Amenity Provision

LP17a) Part A Amenity of Existing Occupiers- Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

LP17b) Part B Amenity of Future Occupiers- Proposals for new residential development should be designed and located to ensure that they provide for the needs of the future residents.

LP19 - The Historic Environment

Development should protect, conserve and enhance where appropriate the local character and distinctiveness of the area particularly in areas of high heritage value.

Unless it is explicitly demonstrated that a proposal meets the tests of the NPPF permission will only be granted for development affecting a designated heritage asset where the impact would not lead to substantial loss or harm. Where a proposal would result in less than substantial harm this harm will be weighed against the public benefit.

Proposals which fail to preserve or enhance the setting of a designated heritage asset will not be supported.

LP27 - Landscape Character

New development in and adjoining the countryside should be located and designed in a way that is sensitive to its landscaping setting, retaining and enhancing the landscape character.

LP28 - Biodiversity and Geological Conservation

Part 1: Designated Site

International Sites- The highest level of protection will be afforded to these sites. Proposals which would have an adverse impact on the integrity of such areas and which cannot be avoided or adequately mitigated will only be permitted in exceptional circumstances where there are no suitable alternatives, overriding public interest and subject to appropriate compensation.

National Sites- Proposals within or outside a SSSI likely to have an adverse effect will not normally be permitted unless the benefits outweigh the adverse impacts.

Local Sites- Development likely to have an adverse effect will only be permitted where the need and benefits outweigh the loss.

Habitats and Species of Principal Importance- Development proposals will be considered in the context of the duty to promote and protect species and habitats. Development which would have an adverse impact will only be permitted where the need and benefit clearly outweigh the impact. Appropriate mitigation or compensation will be required.

Part 2: Habitats and Geodiversity in Development

All proposals should conserve and enhance avoiding a negative impact on biodiversity and geodiversity.

Part 3: Mitigation of Potential Adverse Impacts of Development

Development should avoid adverse impact as the first principle. Where such impacts are unavoidable they must be adequately and appropriately mitigated. Compensation will be required as a last resort.

LP32 - Flood and Water Management

Proposals should adopt a sequential approach to flood risk management in line with the NPPF and council's Flood and Water Management SPD. Sustainable drainage systems should be used where appropriate. Development proposals should also protect the water environment.

LP33 - Development on Land Affected by Contamination

Development must take into account the potential environmental impacts arising from the development itself and any former use of the site. If it cannot be established that the site can be safely developed with no significant future impacts on users or ground/surface waters, permission will be refused.

4 Consultations/Representations

PCC Pollution Team

No objections - There are concerns for potential noise from guests staying in the shepherd huts and nuisance from artificial light sources as the basis of their objections to the development. However, it is the opinion of this section that such concerns may be mitigated.

Furthermore, it is noted that there are many examples of camping and glamping sites located in closer proximity of established residential properties, all be it in more traditional 'holiday' areas such as the North Norfolk Coast, where relative harmony co-exists between the permanent residents and transient occupiers of such camping sites.

This section believes that there may be some amenity loss related to the siting of two shepherd hut style glamping units at this site but it is unlikely to become a nuisance.

A satisfactory noise management plan has now been submitted.

PCC Conservation Officer

No objection - The area does have a history of pastoral farming and the wool trade, however, the concept appears to be that of two caravans cloaked in a pseudo agricultural outward appearance for the sole purpose of gaining planning permission, where it would otherwise be resisted.

There appears to be a disconnect between the proposed design of the huts and the proposed screening. The heritage statement argues that the shepherd's huts would not be incongruous in close proximity to the farm, as they could be appreciated as workers accommodation. This may be a plausible justification, however the proposal also includes the change of setting from pastoral to orchard. In this instance the huts would therefore be picker's huts. This has not been addressed within the justification.

A further concern is the proposed domestic paraphernalia, outdoor tables and chairs. Views of tables

and chairs would be clearly visible from the main road to the east due to the prominence of the location on the brow of a hill. Therefore this should be sited to the west of the huts to ensure they are not visible from Main Street.

There is a public right of way to the west, which provides limited views of the conservation area and the proposed site. Due to the distance, much more limited use and the existing, albeit limited screening, any impact from this receptor point is not considered as impactful to the appreciation of the setting of the Southorpe Conservation Area as Main Street.

In addition this should be the limit of any domestic paraphernalia and a strict condition should be placed on any permissions to ensure this. If an adequate condition cannot be placed on any permissions, this would be considered to allow over domestication of the proposed mobile site and would be unacceptable.

Although the insertion of an orchard is welcomed, bringing diversification to the area, there is a concern regarding its effectiveness as a screen. It will take several years for the fruit trees to mature and there is no guarantee that the orchard venture will succeed in the maintenance of the proposed screen. It is also noted that the proposed orchard is not included within the business plan. As such there is a presumption that proposed orchard would not adequately screen the proposals.

If the Case Officer is of the opinion that a condition could be applied that ensured a timely creation of a screen and also the maintenance of the orchard could be ensured, then this would significantly reduce the above concerns.

Provided that residential paraphernalia and provision of the orchard is controlled by condition it is considered that if there is an impact on the heritage significance of the conservation area then this may be of a minor degree, not of a scale that would materially affect its heritage significance.

PCC Peterborough Highways Services

No objection - The proposals are for 2 separate shepherd huts each requiring adequate space for the parking of 1 vehicle. There is more than adequate space within the site to enable vehicles associated with the huts to carry out a turning manoeuvre and leave the site in forward gear. This is a very low key development which would generate very little traffic.

The access into the site is approximately 5.5m wide which is acceptable. There is adequate vehicle to vehicle inter-visibility from the access in both directions which shall enable vehicles to safely emerge out onto the adjacent carriageway (public highway).

PCC Tree Officer

No objection - It is not considered that the proposal would have a detrimental or adverse effect on any existing trees on site. It is considered that the planting of an orchard to be a considerable gain in terms of tree cover and biodiversity on the site.

Please ensure a detailed condition is applied to both the planting and maintenance of the orchard to ensure its future is secured in perpetuity. This should include the position, size and species (local/heritage varieties if possible) of all planting stock, the method of staking and tying and a ten year rolling maintenance plan to ensure the trees are watered, mulched and maintained/managed to establishment/productivity and maturity.

PCC Wildlife Officer

No objection - Given the nature of the proposal to site shepherd huts in the paddock it is unlikely that this would impact on any protected species or habitats.

The site-wide proposals, including the establishment of an orchard, appear acceptable, and the proposal would result in a net gain in biodiversity.

PCC Rights of Way Officer

No objection – I have no public right of way concerns with this application.

PCC Archaeological Officer

No objection - The farm complex is not listed nationally or locally. However, it retains historic period buildings and cumulative value as a group. The site is rich in archaeology with the surviving earthworks of Southorpe Hall located immediately to the south of Grange Farm. In addition, the Roman Ermine Street bounds the eastern and northern sides of the site, following the route of Main Street and a footpath, respectively. Based on the available information, it is recommended an archaeological watching brief of all groundwork be secured by way of a planning condition.

Cllr Over

Support – I have always supported the development of tourist and leisure facilities in the Ward. It presents no particular problem over privacy, access or traffic.

Southorpe Parish Council

No objection - In order to minimise noise and traffic generation the development be limited to the two proposed shepherds huts only. That all vehicular parking is within the site to prevent vehicles parking on Main Street and its verges. The stone wall to the north of the site be fully reinstated to minimise visual impact from Ermine Street Bridleway.

Two separate pieces of correspondence have been received from the Parish Council advising the site is not within a village envelope, and is therefore in open countryside, and further to comments to this application by many Southorpe residents (approximately one third of the village responded), the Parish Council has now been made aware of substantial local feeling against this application for various reasons.

Local Residents/Interested Parties

Initial consultations: 4

Total number of responses: 60

Total number of objections: 17

Total number in support: 42

17x letters of objection from 15 addresses have been received from Southorpe Village, including one from Orton Brimbles, raising the following concerns:

- The paddock has historically not been used for the keeping of livestock;
- Farming ended on the property in 1987;
- The land in question are domestic gardens and are not agricultural land;
- There are already 7x holiday lets in Southorpe, which equates to 17% of properties. This proposal would increase that to 9 (22%);
- Southorpe does not have any local services, such as public houses, shops or a bus service;
- Shepherd huts out of keeping with the character of the area;
- The development of the paddock would harm the setting of Grange Farm and Abbots Barn, and the Conservation Area;
- Noise and disturbance from the coming and going of visitors and vehicles;
- Loss of privacy to principal rooms and garden, there is a level change across the site;
- Impact on power and water infrastructure;
- Is there demand for this type of let, as Pea Cottage is not let all year round;
- Concerns with the introduction of residential paraphernalia, and
- Impact on an ancient/veteran Oak tree;
- The site is located within an unsustainable location;
- Fear of crime;
- Impact on archaeology;
- Concerns that the proposal would set a precedent;
- Light pollution; and

- Loss of view.

41x letters have been received from outside of the authority area in overall support of the proposal on various grounds, such as enhancement to the biodiversity value of the site, diversification of the business and an improvement to the character of the area.

Three letters have been received from the Parish Council, and a letter of support from Councillor Over, all of which are summarised above.

5 Assessment of the planning issues

The Principle of Development

Policy LP11 states that planning permission for tourism would be granted planning permission provided that it meets with the following criteria:

(a) would be consistent in scale with its rural location, without unacceptable environmental impacts; and

Officers consider that the proposed siting of the 2 shepherd huts and the planting of an orchard, either combined or in isolation, would be of a scale that could be considered consistent with its rural location, and would not be development that would have unacceptable environmental impacts on the immediate surrounding locality.

(b) would not adversely affect existing local community services and facilities; and

- The letters of representation received have confirmed that the village does not have a church, public house, shop or bus service. In line with this policy this proposal would not have any adverse effect on any local community services or facilities.

(e) would be easily accessible, preferably by public transport; and

- The village is not currently served by a bus service, therefore residents do rely on car borne trips. Whilst the site is not easily accessible by public transport, it does have good road links to the A47 and A1, therefore it is considered to be easily accessible

(f) if it would involve the construction of a new building in the open countryside, is supported by a robust business plan that demonstrates (i) the demand for the development and (ii) that the facilities to be provided would constitute a viable business proposition on a long-term basis.

- A business plan has accompanied this application where it has been demonstrated the costs involved with setting up the proposed operation and the associated on-going costs of maintenance of the huts and the business. It has also been demonstrated that the additional income could sustain a full time equivalent wage. Notwithstanding that Pea Cottage is an established part of the business, the submitted business plan for the proposed shepherd huts would, in isolation, be financially sustainable.

A supporting statement has been received from Bulley Davey advising the benefits the proposal would have on the local economy.

A letter of representation has been received advising that there are already 7x holiday lets in Southorpe, which equates to 17% of properties in the village, and that this proposal would increase that to 9 (22%), and questions the demand for this type of let, as Pea Cottage is not let all year round.

Each application is considered on its own merits, and there is no evidence or policy basis to refuse applications for tourism on the basis of saturation of the market. Whilst it is recognised that such lets are not occupied all year round, the submitted business case has taken occupancy and annual

demand into account, and it has demonstrated that the business would be financially sustainable even if not occupied all year round.

As such Officers consider the proposal would accord with Paragraphs 83 and 84 of the NPPF (2019) and Criteria p, q, t and u of LP11 of the Peterborough Local Plan (2019). The outstanding criterion are discussed in further detail below.

Design and Heritage

The application site is located within the open countryside, outside the settlement boundary of Southorpe Village and within the Southorpe Conservation Area.

The Council's Conservation Officer has raised concerns as to the style and juxtaposition of the proposed shepherd huts, given the proximity of traditional workers accommodation to the host building. He does consider that this could be a plausible justification, however the proposal also includes the change of setting from pastoral to orchard. In this instance the huts would therefore be picker's huts, which has not been addressed within the justification.

The Conservation Officer also has concerns as to how effective the proposed orchard would be to screen the proposed development, given the amount of time which would be required for the orchard to become established (years) and whether the orchard would take hold and become effective.

Further to Officers reviewing the site from Main Street, there are three intervening stone walls. The first runs parallel to Main Street, the second runs parallel to Hereward Way public right of way, and the third forms the boundary between Grange Farms primary garden and the application site. The levels of the site do increase from Main Street to the application site.

Whilst Officers recognise the concerns raised by the Conservation Officer above, having reviewed the relationship from Main Street it is not considered the proposed shepherd huts would be visually prominent or unacceptable from this public view point. It is recognised that a section of roof for Hut 2 would be visible at 110 metres, Hut 1 would be less discernible at 135m.

There has been a section of stone walling removed adjacent to Hereward Way, the public right of way that runs along the northern boundary of the application site. Notwithstanding the intervening boundary treatment, a mixture of stone walling (protected) and maturing hedgerow due to land levels it would be possible to gain a view of the proposed huts from this vantage point. Both huts, particularly Hut 2, would be visible from this view point, however the proposed huts would be positioned closely to existing boundary treatments, which would mitigate the visual impact the proposal would have on the immediate locality. Whilst the huts would be visible from this vantage point it is not considered the huts would have a detrimental impact on the setting of this part of the Southorpe Conservation Area.

Soft landscaping is proposed to be introduced into the site in the form of an orchard. Soft landscaping should not be used as a means of screening development that would otherwise be considered unacceptable. It is not considered that this would be the case in this instance, due to the large distance of the huts from the road, the availability of views into the application site, and the fact the proposed huts would be sited adjacent to existing and established boundary treatment. Therefore whilst the orchard planting would help to soften the visual impact of the development it is not considered that this scale of tree planting would be required to make this development acceptable.

The Conservation Officer has noted the juxtaposition of the proposed accommodation to the host dwelling, as well as its proposed design, however it is considered a landscaping condition could be attached which could secure the implementation of a successful planting scheme and the associated maintenance, of which the Conservation Officer has advised if this is possible it would significantly reduce the above concerns. This visual impact would be further mitigated through the control of outdoor seating areas and associated residential paraphernalia by way of planning

condition. Subject to these conditions the Councils Conservation Officer has raised no objection.

Subject to conditions it is considered the proposed development would be compatible with the character of the village and immediate landscape, and would not cause undue harm to the open nature of the countryside or any site designation, in accordance with LP11 (r & s).

An area of car parking for 3 vehicles has formally been laid out at the front of the site to serve the host dwelling and proposed shepherd huts, with additional on-site parking available, and whilst there may be a short walk involved from this car parking area to the proposed huts, it is considered a reasonable distance, more so if a sack barrow were made available. As such a condition shall be attached ensuring that visitors for the Shepherd Huts use the car parking area at the front of the site

Archaeology - The Councils Archaeological Officer has raised no objections to the proposal advising that the submitted Heritage Statement submitted with the application acknowledges that the site is rich in archaeology with the surviving earthworks of Southorpe Hall located immediately to the south of Grange Farm. In addition, the Roman Ermine Street bounds the eastern and northern sides of the site, following the route of Main Street and a footpath, respectively. A condition is sought with respect to an archaeological watching brief for all ground works.

Subject to conditions being attached with respect to ensuring that the huts are implemented in accordance with the submitted details, an appropriate landscaping scheme which secures its implementation and maintenance, the control of outdoor seating areas, no additional residential paraphernalia, an archaeological watching brief and the setting out of car parking areas the proposed development would not harm the character or appearance of the host building or immediate landscape character of the area, and it would preserve the Conservation Area and any buried archaeology, in accordance with LP11, LP16, LP19, LP27 and LP28 of the Peterborough Local Plan (2019).

Neighbouring Amenity

The proposed huts would be located at the western edge of the field, and the nearest property which could be affected by the proposal is Abbots Barn to the immediate south of Grange Farm, essentially forming the same complex of agricultural buildings.

Abbots Barn is a large barn conversion, the main part comprising two storey, the first floor of which is served by eaves height windows, and roof lights on the rear elevation.

The southernmost hut would be positioned 75 metres from the two storey element of Abbots Barn, therefore whilst this property does benefit from very good levels of amenity, at 75 metres it is not considered the proposed huts would result in an unacceptable loss of privacy, outlook or light to this property.

Whilst there is a level change between the paddock and the garden serving Abbots Barn, there is an intervening stone boundary wall standing in the region of 2m, which would mitigate any overlooking when visitors would walk to and from the huts.

With respect to noise the Councils Pollution Control Officer has raised no objections, advising that camping and 'glamping' sites are often found in relatively close proximity, even in remote locations elsewhere in the country. A Noise Management Plan has been agreed with the Pollution Control team, which details a number of administrative measures in controlling noise and the behaviour of guests.

It should also be highlighted that this would be for 2 shepherd huts only, which could accommodate a total of 4 persons. It is noted that this could be increased to a total of 6 persons taking into account Pea Cottage, however it is not considered the amount of activity would be such that it would result in unacceptably harmful levels of noise or disturbance to this neighbour, or indeed neighbours further afar.

It should also be highlighted that any additional huts would need planning permission, and the granting of planning permission does not set a precedent.

Subject to conditions with respect to implementing the Noise Management Plan for the site, and the control of outdoor seating areas and residential paraphernalia the proposal would not result in an unacceptable adverse impact on the amenity of neighbouring properties, and would accord with Policy LP17 of the Peterborough Local Plan (2019)

Access and Parking

The Local Highway Authority has raised no objection to the proposal, advising that the proposal is for 2 separate shepherd huts each requiring adequate space for the parking of 1 vehicle. There is more than adequate space at the front of the site to enable vehicles associated with the huts to carry out a turning manoeuvre and leave the site in forward gear. This is a very low key development which would generate very little traffic.

The access into the site is approximately 5.5m wide which is acceptable. There is adequate vehicle to vehicle inter-visibility from the access in both directions which shall enable vehicles to safely emerge out onto the adjacent carriageway. Therefore subject to conditions with respect to the parking area the proposal would accord with Policy LP13 of the Peterborough Local Plan (2019).

Biodiversity

The Councils Tree Officer has raised no objection to the proposal, advising the proposal would not have an adverse impact on existing on-site trees, and the proposed orchard would result in an overall gain to the site in terms of tree cover and biodiversity on the site. Details of planting and its maintenance are sought by condition, which would set out the position, size and species of proposed stock.

The Councils Wildlife Officer has raised no objections to the proposal advising the scheme would not have an adverse impact on any protected species or habitats, and shares the Tree Officers view that the proposed orchard would result in an overall net gain to the biodiversity value of the site.

A letter of representation has raised concerns that the proposed huts would have an adverse impact on an ancient or veteran oak tree, however as set out above the Council's Tree Officer has raised no objection to the proposal.

As such the proposed siting of two shepherd huts and associated planting would result in an overall net gain to the biodiversity value of the site, and would accord with Policy LP28 of the Peterborough Local Plan (2019).

Other Matters

The following matters have been raised within letters of representation:

- The paddock in question is no longer agricultural and is more akin to a residential garden, or extension of the garden serving the host building.

Officer Response: For the avoidance of doubt the land in question is agricultural, and the proposed development if approved would not change the status of the land.

- The proposal would overburden existing infrastructure, properties in the area suffer from low water pressure and the village has been affected by black outs.

Officer Response: It is the responsibility of the utility company to maintain their infrastructure.

- With a high turnover of visitors it would be difficult to establish who is a guest and who may be

trying to steal (fear of crime).

Officer Response: The proposed use would be contained to the paddock and the grounds of Grange Farm, which itself is gated. There is nothing to suggest that the proposed development would result in increased levels of crime or anti-social behaviour.

- The proposal would result in light pollution.

Officer Response: A condition shall be appended seeking details of external lighting. Any lighting design will need to take into account the rural location of the site.

- The proposal would result in a loss of view.

Officer Response: As set out under the Amenity section above the proposal would not have an adverse impact on the outlook of neighbouring properties. Whilst it would be possible to see one of the proposed shepherd huts from a neighbouring property, as well as the adjacent public right of way, it would not result in the loss of a view.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- The proposed shepherd huts would be consistent in scale with its rural location, would not have any unacceptable environmental impacts, it would not adversely affect existing local community services or facilities, it would be compatible with the character of the village and landscape, it would not cause undue harm to the open nature of the countryside, it would be easily accessible and has been demonstrated that there is demand for the development and it is a viable business proposition on a long-term basis, as such the proposal would accord with Policy LP11 of the Peterborough Local Plan (2019) and Paragraphs 83 and 84 of the NPPF (2019);
- The proposed shepherd huts would not harm the landscape character of the area, the immediate street scene, the setting of the Conservation Area, the adjacent non-designated heritage assets known as Grange Farm and Abbots Barn, or unknown buried archaeology, and would accord with Policies LP11, LP16, LP19 and LP27 of the Peterborough Local Plan (2019) and Paragraph 197 of the NPPF (2019);
- The proposed shepherd huts would not have an unacceptable harmful impact to neighbouring amenity, and would accord with Policies LP16 and LP17 of the Peterborough Local Plan (2019);
- The proposal would not result in the net loss to the biodiversity value of the site, and would accord with Policy LP28 of the Peterborough Local Plan (2019); and
- There are no Highway safety concerns and parking can be accommodated on site, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

7 Recommendation

The Executive Director of Place and Economy recommends that Planning Permission is **GRANTED** subject to the following conditions:

C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

C 2 The materials to be used in the construction of the external surfaces of the shepherd huts hereby permitted shall match those indicated on the submitted application form and plans, and shall thereafter be retained and maintained as such.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy LP16 of the Peterborough Local Plan (2019) .

- C 3 Notwithstanding the submitted plans there shall be no outdoor seating areas serving the proposed shepherd huts, and there shall be no residential paraphernalia introduced into the application site whatsoever.

Reason: In the interest of protecting the character of the area, and preserving the setting of the Conservation Area, in accordance with Policies LP16, LP19 and LP27 of the Peterborough Local Plan (2019).

- C 4 Notwithstanding the provisions of Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or means of enclosure shall be erected within the application site, as shown on Drawing Paddock Layout, unless expressly authorised by any future planning permission.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy LP16 of the Peterborough Local Plan (2019)

- C 5 Notwithstanding the submitted details, the huts shall not be occupied until a scheme for the soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the following:-

- Planting plans including retained trees, species, numbers, size and density of planting

The soft landscaping shall be carried out within the first available planting season following first occupation or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: In the interests of visual amenity and enhancement of biodiversity in accordance with Policies LP16, LP19, LP27 and LP28 of the Peterborough Local Plan (2019).

- C 6 No development shall take place/commence until a programme of archaeological work including a written scheme of investigation for a watching brief of undisturbed areas on site has been submitted to, and approved by, the Local Planning Authority in writing. No development shall take place unless in complete accordance with the approved scheme. The approved scheme shall be implemented in full including any post development requirements e.g. archiving and submission of final reports

Reason: To secure the obligation on the planning applicant or developer to mitigate the impact of their scheme on the historic environment when preservation in situ is not possible, in accordance with Policy LP19 of the adopted Peterborough Local Plan (2019), the National Planning Policy Framework, particularly paragraphs 189 and 190 (2019). This is a pre-commencement condition as the details need to be agreed before development commences on site.

- C 7 Prior to the first occupation of the first hut the car parking area as shown on Drawing Paddock Layout, positioned between Grange Farm and Main Street, shall be made available for future occupiers of the shepherd huts hereby approved, and thereafter be retained and maintained as such in perpetuity.

Reason: To ensure the development is provided with satisfactory parking, in accordance with Policy LP13 of the Peterborough Local Plan (2019).

- C 8 The shepherd huts hereby approved, as shown on Drawing Paddock Layout, shall only be used for holiday accommodation purposes and not for any other residential use falling within class C3 of the Town and County Planning (Use Classes) Order 1987 (as amended) or any statutory instrument revoking or re-enacting that Order with or without modification. The huts shall not be occupied by the same occupant(s) for more than 28 continuous days in any one period (with at least one calendar day between the end of such a period and the start of the next). The holiday accommodation shall not be sold, occupied, leased or rented out as a separate independent dwellinghouse. The operator of the holiday accommodation (Grange Farm) shall keep a diary of every let granted which shall be made available for inspection by an Officer of the Council at reasonable request.

Reason: In order to ensure that the development is used for holiday lets only and not as a permanent dwelling house as the site is not suitable for this use in accordance with Policies LP11, LP16 and LP17 of the Peterborough Local Plan (2019).

- C 9 This permission shall ensure only for the benefit of Grange Farm, Main Street, Southorpe, as shown on Drawing Paddock Layout and the submitted Site Location Plan, and it shall not endure for the benefit of the land or any other person or persons for the time being having an interest therein.

Reason: Permission would not otherwise have been forthcoming taking account the expansion of the existing business and managing future occupiers, in accordance with Policies LP11, LP16 and LP17 of the Peterborough Local Plan (2019).

- C10 The development hereby approved shall be implemented in accordance with the submitted Noise Management Plan (24.07.19), and shall thereafter remain in place and in force in perpetuity.

Reason: In the interest of protecting the character and amenity of the area, in accordance with Policy LP16 and LP17 of the Peterborough Local Plan (2019).

- C11 Prior to the occupation of the development hereby approved details of any external lighting to serve the development, including those that externally illuminate the huts, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the lighting scheme shall be implemented in accordance with the approved details and retained and maintained as such in perpetuity.

Reason: In the interest of protecting the character of the area and biodiversity value of the site, in accordance with Policies LP16, LP17, LP19, LP27 and LP28 of the Peterborough Local Plan (2019).

- C12 The development hereby approved shall be carried out in accordance with the following approved plans:

- Site Location Plan
- Paddock Layout
- Floor Plans and Elevations

Reason: To clarify the approved details and to ensure the development accords with the

reasoning and justification for granting approval.

cc. Cllr. David Over

This page is intentionally left blank