[redacted]

From: [redacted]
Sent: 10 January 2025 16:19
To: DMAdmin
Subject: Ref: 24/02378/AGDET - Land West Of 24 Little Gransden Lane Great Gransden. Agricultural Determination, Proposal: Erection of 4 bay steel framed agricultural building.

Dear Sir / Madam,

Ref: Planning Application **24/02378/AGDET - Land West Of 24 Little Gransden Lane Great Gransden. Agricultural Determination, Proposal: Erection of 4 bay steel framed agricultural building.**

Great Gransden Parish Council response.

Reasons for refusal:

On review of the application Great Gransden Parish Council determined there are no material changes from the previous application that affected the decision at that time to object to and refuse that application.

The proposed development would dominate the location being 20 metres length along the lane side, 14 metres deep and over 5.5 metres high.

The proposed development represents an encroachment of built development in the countryside, harming the landscape and views, outside the built-up area of Great Gransden without being reasonably necessary for the agricultural holding, showing little agricultural need and not being commensurate with the holding. The proposal would represent harm to the intrinsic beauty and character of the countryside within Huntingdonshire's Local Plan to 2036 and the proposal would therefore be contrary to the NPPF 2019, and Policy LP10 of Huntingdonshire's Local Plan to 2036.

The proposal by virtue of its poor design, siting, size, mass, bulk and scale would fail to preserve or enhance the setting, character and appearance of the adjacent Great Gransden Conservation Area. Furthermore, the proposed building is considered harmful to the settings of Grade ll Listed Buildings (No's 22, 24 and 26 Little Gransden Lane).

The provision of an agricultural building in this location presents few benefits necessary to outweigh this identified harm. The proposal is therefore contrary to Section 16, Paragraphs 205 and 208 of the NPPF 2019, Policies G3 and G5 of Great Gransden's Neighbourhood Plan 2021 - 2036, Policies LP11, LP12 and LP34 of the Huntingdonshire Local Plan to 2036, and Parts 2.1, 3.2 and 4.4 of the Huntingdonshire Design Guide (2017) and Parts C1 and C2 of the National Design Guide (2019).

Additionally, the access lane is wholly unsuitable for any increase in vehicular traffic as it is currently in extremely poor condition and less than 3 metres wide in places. The lane regularly risks becoming flooded with significant water run off during even a short period of rain which has led to erosion of the lane surface. The lane is a public footpath and is regularly used by dozens of residents for daily walks and any further deterioration of the lane or increase in traffic would negatively affect the character and nature of this footpath which would in turn have a detrimental effect on the wider community of the Gransdens.

The application makes no mention that the distance from the road to the plot is approx. 50m and includes a magnificent oak tree which should be covered by a TPO and this severely limits the size of machinery able to use the lane, as well as the entrances to two residential properties, one with limited visibility.

Given the development is of a significant square meterage and also includes a concrete apron, it is likely there would be a negative impact on the absorption of surface water therefore contributing to the issues of flooding and run off to the lane especially as the lane is below the level of the land proposed.

The application states that the site will be used for the storage of forage from the applicants other leased plot at Waresley Park therefore necessitating traffic movements between the sites. According to this and the other purposes of the development stated in the application, the development will lead to an increase in traffic along the lane including potentially large plant for the applicant's business and this has to be a significant consideration. The land in question has not been commercially farmed for many years primarily due to the difficulties in accessing it with large machinery and the lane is wholly unsuitable for an increase in traffic for a number of reasons stated elsewhere in this document.

It should also be pointed out that the application document 'General Document Public Access .pdf' disappointingly contains several errors including but not limited to:

Page 3, Proposal: The client has only owned the land for approximately 18 months. Prior to this it was owned for many years by Cloggy Merril who had a small private allotment there. It has never been used for forage nor has there been livestock grazing there for over 25 years.

Page 3, Proposal: According to the plans the barn will be 14m deep not 10m as stated.

Page 5: states 'The structure would not be within 3 kilometres of the perimeter of an aerodrome.' The proposed plot lies approximately 2 kms from the perimeter of one aerodrome and 1.5kms from another.'

Yours sincerely

[redacted]

Clerk
Great Gransden Parish Council