

ITEM NUMBER:

20/03295/FUL	One barn, one polytunnel, agricultural track and relocation of entrance gate	
Site Address:	Bury Farm Cupid Green Lane Hemel Hempstead Hertfordshire	
Applicant/Agent:	Mr Ben Wiggins	
Case Officer:	Intan Keen	
Parish/Ward:	Great Gaddesden Parish Council	Watling
Referral to Committee:	Contrary views of Parish Council	

1. RECOMMENDATION

1.1 It is recommended that planning permission is granted subject to conditions.

2. SUMMARY

2.1 The application site is located within the Green Belt where agricultural buildings are one of the appropriate forms of development. The development and its cumulative impact with previously approved development on the site, would not have an adverse impact on the countryside and would protect the special qualities of the adjacent Chilterns Area of Outstanding Natural Beauty. The proposal would be acceptable with regards to highway safety and parking provision. It would not adversely impact upon the amenity or function of neighbouring properties.

2.2 The proposal would therefore accord with the aims of Policies CS5, CS12 and CS24 of the Dacorum Core Strategy and paragraphs 145 and 172 of the National Planning Policy Framework.

3. SITE DESCRIPTION

3.1 The application site comprises part of a wider agricultural field, which benefits from an existing access off the south-eastern side of Cupid Green Lane. It sits slightly south-west of the junction with Gaddesden Lane and lies within the Green Belt. Land within the Chilterns Area of Outstanding Natural Beauty sits on the opposite (north-western) side of Cupid Green Lane.

3.2 Surrounding land uses are predominantly agricultural. North of the application site is a storage building and polytunnels in agricultural use (granted under 20/00213/FUL), beyond is the hedgerow boundary and an open agricultural field on its far side. To the east is vacant agricultural land with extant permissions for three polytunnels (granted under 4/00143/18/FUL, 4/00144/18/FUL and 4/00145/18/FUL). Immediately south is a timber enclosure (for which there are no records of planning permission). Directly west is part of the looping agricultural track and the remaining parts of the open field.

3.3 The local topography is gently undulating, levels appear to fall gently in a south-western direction.

4. PROPOSAL

4.1 Planning permission is sought for the construction of one polytunnel and one barn of the following dimensions:

- Agricultural barn – width of 12m and depth of 14m with a gable roof 4.55m high;
- Polytunnel sitting behind the barn – 10m wide by 7m deep, to a height of 3m.

4.2 Justification for the need for a barn and polytunnel has been set out in the supporting statement submitted as part of the application and is summarised below:

- Polytunnels provide a protected growing area that would enable the holding to grow a variety of crops over an extended growing season, in order to provide a regular year-round supply of salad, fruit and vegetable crops;
- The polytunnel will make it easier to control the growing environment (such as temperature, moisture and soil conditions) to maximise harvest;
- These controls ensure that crops can be produced to a consistently high level (with no damage to leaves from wind or sun scald) and maintain an even supply to meet the demands of consumers;
- Without a controlled growing environment, the growing period of such crops would be significantly constrained to summer months, which would not guarantee ideal conditions;
- The barn would provide secure storage of machinery, tools, seeds, composts and any necessary horticultural items to enable crop growth;
- It would also be used for necessary machinery maintenance;
- The barn would double as a useful area for the storage of harvest produce, as well as sorting and packaging crops before sale.

4.3 The agricultural compound would also comprise open storage areas accessed via an area of hardstanding comprising crushed concrete and aggregate.

4.4 This area would be accessed via a track leading from an existing access off Cupid Green Lane. It is noted that the agricultural track is retrospective.

4.5 It is also proposed to relocate the entrance gate further into the site.

4.6 For reference, the proposed buildings would sit immediately adjacent to the approved buildings within the agricultural compound under planning permission 20/00213/FUL.

5. PLANNING HISTORY

Planning Applications (If Any):

19/02518/LDE - Siting of a mobile home on agricultural land used for agricultural purposes.
REF - 16th December 2019

19/02838/FUL - Construction of Green House, Chicken Run and Chicken Coop for Agricultural Research. A 1.8 Metre Fence to be Constructed on the Boundary and Associated Works.
WDN - 12th March 2020

19/02895/ART - Article 4 Direction
DET - 10th June 2020

20/00213/FUL - Construction of horticultural polytunnels, storage building and boundary fence.
GRA - 4th May 2020

20/03616/FUL - Construction of two barns and two polytunnels
PCO -

20/04061/FUL - Construction of polytunnels, agricultural storage building and associated works
PCO -

4/01243/19/DRC - Details required by condition 3 (landscaping) attached to planning permission
4/00145/18/ful - construction of agricultural building
GRA - 7th August 2019

4/01236/19/DRC - Details required by condition 6 (landscaping details) attached to planning
permission 4/00143/18/ful - creation of an access track and construction of a poly tunnel
GRA - 5th August 2019

4/01235/19/DRC - Details required by condition 4 (landscaping details) attached to planning
permission 4/00144/18/ful - construction of a polytunnel
GRA - 5th August 2019

4/00145/18/FUL - Construction of agricultural building
GRA - 19th July 2018

4/00144/18/FUL - Construction of a polytunnel
GRA - 23rd July 2018

4/00143/18/FUL - Creation of an access track and construction of a poly tunnel

GRA - 19th July 2018

4/00563/17/FUL - Construction of stock wire fence with planted hedgerow to divide off an area of
land. Installation of 5 bar gate to provide Access.
GRA - 4th May 2017

Appeals (If Any):

20/00033/ENFORC - Material change of the use of the land from agricultural to use for agricultural
research with associated development.
ALW - 11th January 2021

21/00030/ENFORC - Without planning permission, the erection of two timber framed structures and
the installation of fencing and a septic tank system on the land
FEEDUE -

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
Article 4 Directions: Land at the top of Cupid Green Lane, Great Gaddesden
CIL Zone: CIL2
Green Belt: Policy: CS5
Oil Pipe Buffer: 100
Parish: Great Gaddesden CP
RAF Halton and Chenies Zone: Green (15.2m)

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 – Green Belt
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 – Chilterns Area of Outstanding Natural Beauty
CS25 – Landscape Character
CS29 - Sustainable Design and Construction

Supplementary Planning Guidance/Documents:

Parking Standards (2020)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The Article 4 Direction on the land;
The visual impact of the development;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

Policy Context

9.2 The application site is located within the Green Belt where the provisions of Policy CS5 of the Core Strategy and Section 13 of the National Planning Policy Framework apply.

9.3 For the purposes of assessment under Policy CS5 of the Core Strategy, the development of the site with one barn and one polytunnel to support a community supported agricultural enterprise with two employees, taking up a small portion of the wider agricultural field would be considered as small-scale. Policy CS5 continues with a list of development that would be permitted in Green Belt areas, which includes building for the uses identified in national policy.

9.4 Turning to the National Planning Policy Framework, paragraph 145 includes a closed list of development that would not be inappropriate in the Green Belt. This includes buildings for agriculture and forestry (paragraph 145(a)). Unlike the types of development which follow under paragraph 145, buildings for agriculture and forestry are acceptable without restriction.

9.5 The definition of agriculture is stated under Section 336 of the Town and Country Planning Act 1990 as follows:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly

The Proposal

9.6 The proposal as described above (section 4 of this report) would fall within the definition of ‘agriculture’ as previously outlined, which is considered to meet the first exception to inappropriate development in the Green Belt under paragraph 145 of the Framework. Consequently, the proposal would also be acceptable under Policy CS5 of the Core Strategy. Although other extant planning permissions exist on the site for agricultural buildings and structures, it is noted that agricultural buildings are an acceptable form of development in the Green Belt, and without restriction.

9.7 Additionally, the proposal would support the rural economy and would not conflict with objectives in terms of maintenance of the wider countryside under Policy CS5 of the Core Strategy. It should be noted that any planning permission would run with the land and not the applicant. Therefore any non-agricultural related enterprises of the applicant would not be considered relevant in the determination of this application; the proposal only considers the development in conjunction with the site’s established agricultural use. The red outline on the submitted site location plan would suggest that the remaining area of the field is outside of the applicant’s control and the intentions for the remaining land is unknown and not a matter for consideration under the current application.

9.8 Any concerns with respect to use of the buildings could be adequately addressed by the imposition of a planning condition restricting the use of the buildings for agriculture, in line with paragraph 145 of the Framework and Policy CS5 of the Core Strategy. This would be consistent with the approach taken for planning permissions 20/00213/FUL (north-east of the site) and 4/00143/18/FUL (polytunnel immediately south-east of the site). It is noted there are comments that the proposed agricultural barn would fall short of the associated internal space needs of the operation. Whilst agricultural and forestry buildings are one of the types of development permissible in the Green Belt (and without size limitation), it is welcomed that the building has been rationalised in the interests of safeguarding the open character of the site.

9.9 Also in the interests of safeguarding the open character of the Green Belt and the agricultural use of the site, a condition shall be placed on any planning permission restricting overnight parking on the site, consistent with 4/00143/18/FUL. It would be reasonable to expect the proposed building to incorporate a limited area for an ancillary office and toilet considering employees could be on the site for long periods of time during harvest. (The staff break room, office and toilet taking up a total internal area of 20sqm would be proportionate and indeed ancillary to the agricultural use, with a proposed barn area of 168sqm.)

9.10 It is acknowledged that the site would be located to the north of the Hemel Garden Communities proposal area. As such, regardless of any relocation of the town’s boundary, national and local Green Belt policy outlined above would still be applied to development on the application

site. There are no reasons which have been put forward, or which are apparent, that would result in withholding of planning permission for agricultural buildings on this site.

9.11 It follows that the development would be acceptable in principle.

Article 4 Direction

9.12 The application site, and the wider field within which it sits, is subject to an Article 4 Direction which restricts fencing in the site.

9.13 The proposal involves the relocation of the entrance gate by the access to Cupid Green Lane, at the request of Hertfordshire Highways to enable a vehicle to wait clear of the highway while the gate is being opened.

Visual impact of the development

9.14 The site is located to the south of the Chilterns Area of Outstanding Natural Beauty (AONB) and in determining the application, regard shall be given to the duty under section 85(1) of the Countryside and Rights of Way Act 2000. This requires that decisions have to have regard to the purpose of conserving and enhancing the special qualities, distinctive character and key features of the AONB.

9.15 The site occupies a ridge location where the development could be viewed at a distance from parts of Cupid Green Lane to the north-west and south-west, where it would be seen adjacent to the AONB. Additionally views of the development would be obtained, again at a distance from the local public footpath network located to the south of the site, including the public footpath to the north-west within the AONB.

9.16 A bridleway runs alongside the north-eastern boundary of the wider field, from which it is likely that some views of the agricultural barn and polytunnel may be gained. These however would be partly obscured by the intervening boundary hedge and the approved agricultural buildings under 20/00213/FUL.

9.17 The proposed agricultural barn and polytunnel would be located within an historically open field, however these are uses and buildings that are compatible with countryside locations, and are typical of such a landscape, including in areas of outstanding natural beauty. The development would also be seen against the backdrop of other buildings subject to extant planning permissions (for example, 20/00213/FUL and 4/00143/18/FUL on two sides of the development).

9.18 Where visible, the design of the proposed barn would appropriately respond to the adjacent Chilterns Area of Outstanding Natural Beauty incorporating a gable roof and a timber exterior. The polytunnel would appear subservient to the barn and would be of a similar style to polytunnels approved on the wider field. Materials would be conditioned on any planning permission.

9.19 No concerns would be raised by the relocation of the existing entrance gate. Any planning permission would be subject to a condition requiring details of its location relative to the highway in accordance with Policy CS12 of the Core Strategy.

9.20 Parking areas and the crushed rock track would have limited visual impact on the area in terms of the track itself and the anticipated number of movements associated with the use as described in the supporting statement. A condition would be included on any planning permission requiring details of parking to be submitted.

9.21 It follows the proposal would accord with the aims of Policies CS12 and CS24 of the Core Strategy and paragraph 172 of the Framework.

Impact on Highway Safety and Parking

9.22 The proposal would utilise the existing access off Cupid Green Lane and the shared track leading from this access.

9.23 As recommended by Hertfordshire Highways, any planning permission shall be subject to a condition requiring the access gates to be set back from the highway to allow a vehicle to wait clear of Cupid Green Lane while the gates are being opened. Details to be reserved by condition would include a plan showing the location of the new gates and their distance from the highway boundary.

9.24 Swept path diagrams have been prepared showing that the largest vehicle to use the site would be able to enter and exit the site in forward gear in one manoeuvre. Hertfordshire Highways has found this to be acceptable. Together with the relocation of the entrance gate, this would ensure that obstruction to the highway would be minimised in the interests of highway safety.

9.25 It has been confirmed there would be no more than two staff on the application site (excluding the shared track) at any one time, and an area for sufficient car parking would be provided to accommodate this.

9.26 The proposal would therefore accord with the aims of Policies CS8 and CS12 of the Core Strategy.

Impact on Neighbouring Properties

9.27 The development is not located adjacent to any residential buildings. It would be surrounded by agricultural development on two sides (planning permissions referenced above). The nature of the agricultural use would not compromise any other agricultural activity on the site.

9.28 It follows the proposal would be in accordance with Policy CS12 of the Core Strategy.

Other Material Planning Considerations

Ecology

9.29 Hertfordshire Ecology commented on one of the first agricultural applications on the site, above-referenced 4/00143/18/FUL, stating:

‘Herts Ecology has no comments to make on this application, which falls within an arable field.’

9.30 With the existence of adjacent agricultural buildings (immediately north-east), it is considered that the proposal for agricultural buildings would not conflict with the aims of Policy CS26 of the Core Strategy in relation to ecology on the site.

Contamination

9.31 The Council’s Scientific Officer was consulted and has confirmed that there is no need for any conditions pertaining to contaminated land investigation.

Oil Pipeline

9.32 The British Pipeline Agency has raised no objection in relation to the proposals.

10. CONCLUSION

10.1 To conclude, the proposal would represent an appropriate form of development in the Green Belt. Agricultural buildings are permitted in the Green Belt without size restrictions, and it is considered that the barn and polytunnel have been satisfactorily justified with respect to the proposed use. Although it would result in a change from existing conditions, the development would not have an adverse impact on the character and appearance of the countryside, would not compromise residential amenity or highway safety and provide adequate car parking. The development would therefore accord with the aims of Policies CS5, CS12 and CS24 of the Core Strategy and paragraphs 145 and 172 of the Framework.

11. RECOMMENDATION

11.1 It is recommended that planning permission is granted subject to conditions.

Condition(s) and Reason(s):

- 1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:**

Plot (proposed site layout plan)

Building Elevations

Agricultural Justification and Statement (received 5 May 2021)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. The buildings hereby permitted shall not be used other than for the purposes of agriculture (including horticultural purposes).**

Reason: To safeguard the open character of the Green Belt in accordance with Policy CS5 of the Dacorum Core Strategy (2013).

- 4. Construction of the buildings (agricultural barn and polytunnel) hereby permitted shall not commence until the following details have been submitted to and approved in writing by the local planning authority:**

- A metrically scaled plan showing the location of the entrance gate and the height of the gate above ground level in its relocated position;**
- A metrically scaled plan indicating the location for on-site car parking with parking bays to be of minimum dimensions of 2.4 metres by 4.8 metres.**

The approved details shall be carried out prior to the first occupation of the buildings hereby permitted.

Reason: To safeguard the character and appearance of the surrounding countryside and the adjacent Chilterns of Outstanding Natural Beauty in accordance with Policies CS12 and CS24 of the Dacorum Core Strategy (2013).

5. **The buildings hereby permitted shall be constructed of materials specified in the Agricultural Justification and Statement (received 5 May 2021).**

Reason: To safeguard the character and appearance of the countryside and the adjacent Chilterns Area of Outstanding Natural Beauty in accordance with Policies CS12 and CS24 of the Dacorum Core Strategy (2013).

6. **There shall be no overnight parking associated with the development hereby approved.**

Reason: To safeguard the open character of the Green Belt and the countryside in accordance with Policies CS5 and CS12 of the Dacorum Core Strategy (2013).

Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Campaign To Protect Rural England	<p>We are puzzled about aspects of this application for a barn and polytunnel in the Green Belt.</p> <p>This site is Plot 1 of six into which the original field was subdivided in 2016, prompting the Council to impose an Article 4 Direction to prevent "very significant harm to this very sensitive rural / Green Belt landscape." That Article 4 Direction was renewed in 2019 (19/022895/ART).</p> <p>In January 2018 the Council gave approvals for the construction of an agricultural building, a polytunnel and an access track on this site. (Applications Nos. 4/00143/18/FUL; 4/00144/18/FUL and 4/00145/18/FUL). We note that the applicant for this current application is different and assume that the land has changed hands, but the earlier approvals remain extant.</p> <p>We are concerned that, while the Application Form description of the current proposal is "One Barn and one polytunnel", the title page of the Planning Statement refers to polytunnels and on page 10 to "the cluster of proposed polytunnels" (there are in fact ten references to polytunnels in the plural throughout the document.) This suggest an intent to go beyond the approvals already given. The Council should clarify this before determining the application.</p>

	<p>At no point does the Planning Statement refer to a Barn, only to a "general purpose agricultural shed" of which, strangely, it is said that "the storage requirement of the proposed enterprise is greater than the size of the proposed building. It is likely, therefore, that some less valuable items such as trailers will need to be stored outside."</p> <p>There is no plan of the proposed storage shed included in the documents accompanying the application, but the schedule of accommodation in the Planning Statement includes a staff break room, office and toilet. There is no indication of how these facilities will be serviced by electricity and water supply. Sewage disposal is to a septic tank, though its location is not indicated. Similarly, four car parking spaces are mentioned in the application form, but not shown on the site plan.</p> <p>The proposal occupies a fifth of the total site area. There is no indication of the applicant's intention for the rest of the site. This also needs to be clarified before determination of the application.</p> <p>While we recognise the appropriateness of the proposed horticultural use, we have concerns regarding the sporadic nature of the building in an open Green Belt location and the ultimate intent of this application.</p>
British Pipeline Agency	<p>Thank you for your correspondence regarding the above noted planning application.</p> <p>Having reviewed the information provided, the BPA pipeline(s) is not affected by these proposals, and therefore BPA wishes to make no comments on the application.</p> <p>However, if any details of the works or location should change, please advise us of the amendments and we will again review this application.</p> <p>Whilst we try to ensure the information we provided is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.</p>
Conservation & Design (DBC)	<p>With the Article 4 Direction, and this being an extremely open rural site, I am concerned the amount of infrastructure will proliferate, particularly as the planning statement refers to the fact that the proposed barn will not accommodate all the site's storage needs, and that it will also incorporate staff areas, entailing new services being brought to the site. The scheme also requires a surfaced track and a new access onto Cupid's Green Lane, which is characterised by dense hedgerows. The barn itself will be prominent and of no architectural merit.</p>

	<p>Nothing has materially changed to affect this assessment.</p>
<p>Environmental And Community Protection (DBC)</p>	<p>Contaminated Land (Scientific Officer)</p> <p>Having reviewed the application submissions and the ECP records I am able to confirm that there are no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.</p> <p>Environmental Health</p> <p>I do not have any objections to the application or make any further comment.</p>
<p>Hertfordshire Highways (HCC)</p>	<p>7 May 2021</p> <p>I consider the tracking plans sufficient and acceptable.</p> <p>28 April 2021</p> <p>Yes satisfied that the gates set back be secured via a condition.</p> <p>In relation to the visibility splays I was wondering the same whether it is reasonable considering it is an existing access. I think if the gates are set back and there is the ability for vehicles to turn around on site and egress to the highway in forward gear then the access arrangements would be sufficient and not a reason to recommend refusal from a highways perspective.</p> <p>20 April 2021</p> <p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons: Insufficient details have been submitted in order to recommend approval of the application.</p> <p>In order for a full assessment of the acceptability of the proposals to be made, the following information would need to be submitted (the details of which would need to be approved by the LPA in consultation with HCC as Highway Authority) including:</p> <ul style="list-style-type: none"> • Vehicular entrance gates set back a sufficient distance to enable a vehicle to stand clear of the highway carriageway

	<p>whilst the gates are being opening and/or closed.</p> <ul style="list-style-type: none"> • Visibility splays of at least of 2.4m by 33m (preferably 43m) would need to be shown to be available in either direction along Cupid Green Lane from the access point. This is in the interest of highway safety and to ensure that visibility levels are in accordance with HCC's Roads in Hertfordshire: Highways Design Guide. Dacorum Borough Council as LPA would also need to be satisfied whether or not the loss of any hedging that may be needed is satisfactory from an ecological and sustainability perspective. • A tracking plan / swept path analysis to illustrate that the largest anticipated vehicle to use the access would be able to safely and easily utilise the adjacent highway when entering and egressing the site without causing damage to any highway verge nor impacting the safe functioning of the adjacent highway. <p>There would sufficient space for vehicles to turn around on site and egress to the highway in forward and therefore HCC as Highway Authority would not have an objection to the proposals in this respect.</p> <p>It is acknowledged that a condition was recommended in the highway authority's response to planning application 4/00143/18/FUL requesting that a visibility splay be provided (2.4m by 43m) at the access point, which is also proposed to be used for the use linked to this application.</p>
Parish/Town Council	<p>Great Gaddesden Parish Council wishes to object to this application which corrects some of the factual inadequacies of 20/03295/FUL but is fundamentally the same and in our view will have a significant impact on the character and appearance of the countryside and breach Green Belt Policy CS5. We also have concerns about the ultimate intent of the use of the land.</p> <p>The land off Cupid Green Lane was previously open space agricultural land used for crops. It is green belt land adjacent to AONB. If the North Hemel housing plan gets it's full go ahead, this thin strip of Green Belt will be the last green field before the Chilterns AONB and should be protected. As such, it has an Article 4 restriction in place. We would like to encourage small businesses and welcome applications that use the land in a sympathetic way.</p> <p>The supporting statement indicates that the applicant is part of a 'Community supported agriculture scheme'. The Parish Council would approve of such schemes, but we have reservations as the applicant is 'Landesigns Ltd' which inquiries show as a gardening and landscaping company with no details of what this scheme is or the applicants new diversion into the production of food.</p>

	<p>This application includes a barn 14m x 12m (168sqm) to support a poly tunnel 10m x 7m (70sqm) and is an over development for the size and location of the plot. It will have a significant impact on the character and appearance of the countryside within the Green Belt.</p> <p>The application asks the question 'Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?' This was answered 'No' although the agricultural statement refers to 2 occasional staff in the planting season and 2 seasonal staff in the harvest season. Mention in the previous application of 4 car park spaces which weren't detailed on the plans has been removed leaving us unclear how the employees will get to the site.</p> <p>There is a list of equipment that will be needed to support the operation but does 70sqm of poly-tunnel for salad crops really need a barn 14m x 12m (168sqm) containing a fork lift, mini digger, flat bed trailer, tipping trailer, small trailer, transport dumper, delivery van, potting machine and a mower.</p> <p>In conclusion, the Parish Council object to this application believing that the structures proposed will have a significant impact on the character and appearance of the countryside and breach Green Belt Policy CS5. We also have concerns about the ultimate intent of the use of the land.</p>
Parish/Town Council	<p>Great Gaddesden Parish Council wishes to object to this application.</p> <p>The land off Cupid Green Lane was previously open space agricultural land used for crops. It is green belt land adjacent to AONB. If the North Hemel housing plan gets it's full go ahead, this thin strip of Green Belt will be the last green field before the Chilterns AONB and should be protected. As such, it has an Article 4 restriction in place. We would like to encourage small businesses and welcome applications that use the land in a sympathetic way.</p> <p>The supporting statement indicates that the applicant is part of a 'Community supported agriculture scheme'. The Parish Council would approve of such schemes, but we have reservations as the applicant is 'Landesigns Ltd' which inquiries show as a gardening and landscaping company with no details of the scheme or the applicants new diversion into the production of food. The application indicates a potential profit of £65,000 pa from the 70sqm of polytunnel. However, this application includes a barn 14m x 12m (168sqm) to support a poly tunnel 10m x 7m (70sqm) and is an over development for the size and location of the plot. It will have a significant impact on the character and appearance of</p>

	<p>the countryside within the Green Belt.As such, we intend to object.</p> <p>We are also concerned in inconsistencies in the application between the application form, it's supporting statement and the given plans. The supporting statement refers on numerous occasions to polytunnels rather than just the one polytunnel as indicated in the plans. Although these could just well be typing errors, this and other mistakes run consistently through the application.</p> <p>One major error that needs to be highlighted is in the 'Site' section of the supporting statement. Figure 1 has positioned the application plot and Green Belt in completely the wrong positions. On the map shown, the correct position lies between Eastbrock Hey Farm and Hawbush farm adjacent to Cupid Green Lane northern section. The Green Belt runs adjacent to the Chilterns AONB.</p> <p>Other errors of note. In the 'design' section, it details Translucent roofing lights will be incorporated into the building and windows will be positioned where the office and staff area to provide natural light. These windows are not shown on the plans. Speaking of office and staff area. The application asks the question 'Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?' This was answered 'No' The application then states... vehicles entering the site will meet and makes it well positioned in terms of meeting the site manager at the office. There is mention of 4 car park spaces and a septic tank. None of which are detailed on the plans.</p> <p>There is a list of equipment that will be needed to support the operation but does 70sqm of polytunnel for salad crops will need a barn 14m x 12m (168sqm) containing a fork lift, mini digger, flat bed trailer, tipping trailer, small trailer, transport dumper, delivery van, potting machine and a mower.</p> <p>In conclusion, the Parish Council object to this application believing that the structures proposed will have a significant impact on the character and appearance of the countryside and breach Green Belt Policy CS5. We also have concerns about the inaccuracies and ultimate intent of the use of the land.</p>
British Pipeline Agency	<p>Not Affected - But Pipeline Close.</p> <p>Thank you for your correspondence enclosing details of your proposals as listed above.</p> <p>We are not aware that any of BPA Pipelines apparatus, falls within the vicinity of the above noted location, but it is close. Please see attached map for location.</p>

	<p>However, if the location of your work should change, please contact us immediately, on 07766 781 297 or email nickifarenden@bpa.co.uk</p> <p>Whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.</p>
--	---

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
0	0	0	0	0

Neighbour Responses

Address	Comments