

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect agricultural stores to north-west boundary and form vehicular access (part-retrospective).

LOCATION: Field off Rue De La Houguette, St. Pierre Du Bois.

APPLICANT: Windwhistle Ltd c/o Mr M Dunster

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 02/08/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/12/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Grey Bear 110-03-302, 303 & 304.

Application Ref: FULL/2021/2583

Property Ref: F000560000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.No development shall begin on site until details of any external plant or machinery required in association with the storage and bottled ageing of wine have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that any plant required is of satisfactory design and does not have any adverse impact on the character of the area or the amenity of nearby property.

5.The hard surfacing hereby approved shall not be laid until a written specification for its permeable construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the hard surfacing has been laid in accordance with the agreed details.

Reason - In the interests of sustainable development, these features must be addressed to meet the requirements of Island Development Plan Policy GP9.

6.Prior to occupation of the development, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

7.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - To secure the satisfactory appearance of the completed development.

9. The buildings hereby approved shall be used only for purposes ancillary and incidental to the horticultural/agricultural use of the land and for no other purpose.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

10. Notwithstanding the notation on the submitted plans, this permission confers no consent whatsoever for the processing, fermenting or bottling of wine at this site. The wine preparation/fermentation area indicated on the approved plans shall be used only for the storage and bottled ageing of wine, unless otherwise agreed in writing by the Authority.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

11. No storage of any description shall take place on the open land outside the buildings on the site, other than the storage of harvested grapes as described in the applicant's email of 28/06/2022.

Reason - To protect open and undeveloped land and in the interests of neighbour amenity.

12. Noise associated with plant and machinery required in association with the storage and bottled ageing of wine shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

13. Within six months of the date when use of the site for agricultural or horticultural purposes ceases, or such other period previously agreed in writing by the Authority, the buildings hereby permitted and any associated structures shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

Expiry Date: This permission will cease to have effect on 01/08/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, any external plant or machinery which is required at the site, additional to that specified under Condition 4, would require a separate application for planning permission.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date

on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/2583
Property Ref: F000560000
Valid date: 10/12/2021
Location: Field off Rue De La Houquette St. Pierre Du Bois Guernsey
GY7 9JU
Proposal: Erect agricultural stores to north-west boundary and form
vehicular access (part-retrospective).

Applicant: Windwhistle Ltd c/o Mr M Dunster

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development shall begin on site until details of any external plant or machinery required in association with the storage and bottled ageing of wine have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that any plant required is of satisfactory design and does not have any adverse impact on the character of the area or the amenity of nearby property.

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- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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incidental to the horticultural/agricultural use of the land and for no other purpose.

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Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

13. Within six months of the date when use of the site for agricultural or horticultural purposes ceases, or such other period previously agreed in writing by the Authority, the buildings hereby permitted and any associated structures shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

INFORMATIVES

For the avoidance of doubt, any external plant or machinery which is required at the site, additional to that specified under Condition 4, would require a separate application for planning permission.

OFFICER'S REPORT

Site Description:

The site comprises an agricultural field located within an Agriculture Priority Area, Outside of the Centres in the Island Development Plan.

The field is separated from Route des Paysans to the east and Rue de la Houquette to the north by substantial boundary earthbanks and planting. The field is bounded to the west by agricultural land, with a glasshouse running adjacent to the planted boundary with the application site. To the south the field is divided from a further field, falling within the same ownership, by an earthbank and that field is itself bounded to the south by Rue des Paysans au Val. Across the roads to the north and south is further agricultural land, whilst on the opposite side of Route des Paysans to the east, and beyond the agricultural land to the west, there are residential properties.

With the exception of the area of the development proposed under this application, the whole of the field, and that to the south, are planted with vines. The land rises from the south-west corner towards the south-east and vehicular access is provided from Route des Paysans in the east boundary. An access has been created in the north boundary, adjacent to the area of the proposed development, however there is no historic evidence of an access in this location.

Relevant History:

Pre-application enquiry regarding the erection of an agricultural store.

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought to erect an agricultural store and an equipment store in the north-west corner of the field. The agricultural store would comprise an L-shaped 1.5 storey structure including, as initially proposed, a wine preparation/fermentation

area and hand held equipment and chemical store, WC/shower and tractor storage at ground level with an administration and storage area above. The equipment store is proposed to be single storey, located forward of the agricultural store along the north-west boundary, and would be for tractor mounted equipment. The buildings would be timber framed and clad, with pitched/hipped roofs finished in clay pantiles.

As part of the application it is also proposed to widen the existing opening on to Rue de la Houquette from 2.4m to 4m in width and to lay granite setts to form an area of hardstanding. There is however no evidence of an access in this location previously, therefore this part of the proposal is retrospective.

In support of the application the following documentation has been provided:

- A covering letter setting out the operation of the business and addressing the policy requirements;
- Fief Pomare Wine Estate's Business Plan;
- A map detailing the parcels of land that comprise the wine estate;
- Maintenance in Agriculture – A Safety and Health Guide;
- Wine Storage Guidelines;
- Two statements from ILP Machinery.

The application was initially deferred for provision of additional information in respect of vehicle movements and details of the fermenting element of the operation. Following consultation with the Office of Environmental Health & Pollution Regulation in respect of the additional information, the application was deferred for a second time to seek omission of the fermenting element of the business from the application.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC6 Horticulture Outside of the Centres
GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
IP9 Highway Safety, Accessibility and Capacity

Representations:

One letter of representation received raising the following points:

- The proposal would change the character and amenity of an area of high landscape quality, visible from the main road and lanes to the north, east and west;
- All of the proposed building styles would require a concrete base and would become a permanent building unlikely to be dismantled in the future;
- Loss of top quality agricultural land;
- Extra traffic on this busy narrow lane;

- There is mention of more discrete alternative locations within the same ownership, the reasons for discounting those locations also apply to the application site;
- Domestic properties are actually located in closer proximity to the application site than to the alternative site, and the domestic property in that case belongs to the applicant;
- Storage of pesticides and chemicals should be adequately stored on any site and shouldn't form a reason for ruling out alternative sites;
- There is no indication of a cesspit for WC & shower;
- Runoff from the hardsurfacing would enter the lane, which has a history of flooding and can affect the lower lying adjacent property. SuDS should be used and include run off from the roofs;
- The "proposed access" is retrospective;
- Potential for further change of use in the future.

A letter has also been received from La Societe Guernesiaise raising the following points:

- Is viticulture classified as agriculture or horticulture;
- If agriculture Section 17.3.7 of the IDP requires that the need for new agricultural buildings and the siting thereof be demonstrated. The scale and nature of the building is not appropriate and a smaller simpler structure could be built elsewhere;
- If horticulture, the proposal would not meet Policy OC6;
- The proposal does not comply with Policy GP8, in particular points b) (relating to efficient use of land) and c) (respect of the open landscape);
- The proposal far exceed the perceived need;
- The site, within an APA with no existing development, is inappropriate;
- Alternative sites may exist.

Consultations:

The Office for Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans for a tractor store / outbuilding to be situated in a field in close proximity to the above address which were received by email on 25th May 2022 and there are a number of issues of concern that I must raise.

There is currently insufficient information for me to be able to comment on this application. I am concerned about the potential for noise, odour and fly nuisance as well as food safety requirements. Our preference for the unit to be located in the land parcel detailed as 'possible alternative location' as this is situated away from the majority of potential receptors.

I would welcome the following information to enable me to comment:

- Within the business plan it is stated that the crushing, fermentation and bottling of the product is to be undertaken off island, however, the applicant has detailed a 'wine preparation and fermentation area' on the plans. Confirmation is required as to the nature of the proposed preparation / fermentation area. Without knowing what specific operations will be taking place in this area I am unable to comment on specific requirements.
- Confirmation is required as to the frequency of use of the tractors / machinery on site and the proposed times the tractor / machinery will be used.
- Upon looking at the document provided in relation to wine ageing, if the applicant requires for the desired temperatures to be achieved for adequate ageing to take place it is likely that air handling equipment in the form of a chiller unit will be required. Should this be the case I understand a further application would be required and it is likely that I would request an acoustic report demonstrating that the equipment would achieve a noise rating level of at least -5dB below background level at the nearest receptor.
- Confirmation of the waste arrangements that will be put in place for putrescible waste and any other waste arising from commercial operation.
- Measures that will be put in place to reduce the potential for odour nuisance.
- Measures that will be put in place to reduce the potential for noise nuisance.
- Measures that will be put in place to reduce the potential for fly / insect nuisance.

I understand that following review of the business plan that there will not be any bottling taking place on site. If this situation were to change, I would have concerns with regard to noise nuisance.

I would encourage the applicant to contact us directly to discuss food hygiene requirements, including details of labelling requirements. We would also encourage the applicant to contact trading standards if they haven't done so already.

Summary of Issues:

Whether the principle of the development complies with planning policy;
Impact on landscape character and open land;

Impact on roads and highways;
Impact on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The principle of the proposed use

The holding known as Fief Pomare consists of cider apple orchards and vineyards for the production of wine, which would fall under the 'outdoor horticulture' branch of agriculture. The building as originally submitted was proposed to accommodate farm machinery, equipment, wine preparation/fermentation, and an administrative area for use in association with the growing at the holding. However following discussion, it has been agreed that the preparation/fermentation area will be omitted with the area being used for wine storage instead.

In light of the above, Policy OC6: Horticulture Outside of the Centres would comprise the key policy for this proposal, which is to support an existing horticultural holding. An objective of the Island Development Plan is to direct development towards the Centres and avoid buildings Outside of the Centres, and Policy OC6 reflects this overall spatial approach by providing support for ancillary horticultural structures only within certain parameters. Policy OC6 is set out as follows:

Proposals for new glasshouses, extensions, alterations, rebuilding or other works to existing glasshouses or buildings, or ancillary or ordinarily incidental development, associated with existing commercial horticultural holdings will be supported providing that:

a. The site forms part of an existing commercial holding which is in operation, or one which although disused could be brought back into operation for commercial horticulture without requiring the erection of significant areas of new glass; and

The Fief Pomare holding includes approximately 28 verges of land, containing approximately 7000 vines and 1000 apple trees. The submitted covering letter and Business Plan, together with a visit to the land which forms part of the Fief Pomare holdings, satisfactorily demonstrates that there is an existing holding which is in operation, and has become sufficiently established to begin commercial production this year.

b. The holding is considered to make, or be capable of making, a material contribution to the horticultural industry and is likely to continue to do so for the foreseeable future by virtue of its suitability for commercial operations; and

The submitted information satisfactorily demonstrates that the operation will become a commercial enterprise, capable of making an ongoing material contribution to the horticultural industry as the business becomes established.

c. It can be demonstrated that any areas of new commercial glasshouses are required to sustain the viability of the existing commercial operation; and,

No glass is proposed as part of this submission and it is not indicated that any glass would be required to support this operation.

d. On cessation of use, or when no longer required, any new structures permitted under this policy shall be totally removed and the land restored to other types of agricultural use or a use acceptable under the policies of the Island Development Plan; and

These buildings would only be permissible on the basis that they are essential, required for and proportionate to the operation of the horticultural holding and, to protect open land should the horticultural operation cease, a condition should be attached to the decision to require removal of the buildings. Given the substantial nature of the buildings, and extent of associated hardsurfacing, such a condition could have significant ramifications, however the applicant has demonstrated through the application material that the materials and method of construction/laying have been carefully considered to ensure that works required to remove the building would be as minimal as possible and is fully conversant with this policy requirement.

Impact on open land, landscape character and the character of the area

Policy GP1 states that proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area, and states that development must, inter alia, respect the relevant landscape character type within which it is set.

Reinforcing this approach, Policy GP8 requires, inter alia, that development achieve a good standard of design and respects the character of the local built environment or the open landscape concerned.

The application site falls within the Plateau landscape character type, at the top of the Escarpment, within the Upland Landscapes, as identified in Annex V: Landscape Character of the IDP. This area is characterised by a fabric of hedges, banks and tree-lined lanes which generally keep views short.

The proposed development would be located on an area of open land. It would however be set in the north-west corner of that land, towards existing development to the west. Land levels fall across the site from Route des Paysans to the south-east and the topography of the land, combined with robust earthbanks and planting to

the site boundaries, provides effective screening of the site. Views of the proposed buildings would therefore be limited to the adjacent lane, through the proposed new access, and longer views from Route des Paysans to the north and glimpses over the boundary earthbank from Rue des Paysans at Val to the south. The creation of the access in itself would result in the loss of a section of roadside bank, which is regrettable, however in the context of this site would not represent a significant loss and would have little impact on the wider character of the area.

The proposal would unarguably result in the introduction of substantial buildings on open land. The scale of the buildings is however explained in terms of the requirements of the proposed holding, and similar justification is put forward in terms of the form of construction and finish of the building. Whilst location on an already developed site would be preferable, policy allows for the development in principle and the topography, surrounding development, boundary treatments and planting would limit the visual impact. Additional planting within the site, adjacent to the proposed buildings, might further mitigate visual impacts, however it is understood that this may not be practical given the need to access the adjacent land. Limited new planting is however shown on the plan and a condition should be attached to the decision requiring details of new landscaping.

The pre-facing text to Policy GP1 does acknowledge that protection of open and undeveloped land and the character of a locality must be balanced against development aspirations, and the importance of a proposal in terms of maintaining a viable rural economy. In this case, sufficient justification has been put forward to demonstrate that the proposed building would support the rural economy and would represent a reasonable aspiration.

As noted above, to protect open land in the long term, a condition is recommended to be attached to the decision requiring removal of the building if the horticultural use of the land ceases.

Impact on roads and highways

The applicant states that they have been keeping all of the equipment at this site for the last 15 months, and vehicle movements would not therefore increase over the current situation. Movements tend to be 2/3 vehicles in and out a day, as the equipment tends to be taken to the land on which it is required for the majority of a day, before returning to the site. The traffic arising from the site would therefore be relatively low in quantity and agricultural in nature, and to be expected in association with an agricultural/horticultural operation within this Agriculture Priority Area.

In respect of the export of grapes to the UK for processing, this is likely to comprise a commercial vehicle attending the site twice a year, once for collecting the grapes and once to deliver the processed product. The level of movement associated with this element of the business would therefore be very low and would naturally enter and exit the site from Route des Paysans to the north-east, avoiding the smaller road network to the west.

Overall the impacts on road and highway safety would not be significant.

Impact on neighbour amenity

There are two residential properties located to the west of the site, with the closest building located c50m from the site boundary.

The erection of the buildings and associated alterations would not, in themselves, have any impacts on neighbour amenity.

As stated above, vehicle movements would be limited and the larger commercial vehicles would be infrequent and naturally directed to the Route des Paysans, away from the residential properties. Additional traffic arising from the proposal would not therefore be likely to impact significantly on neighbour amenity.

As initially proposed the agricultural store included a wine preparation and fermentation area. The applicant has provided additional information stating that emissions from such a use are limited and would not generate a nuisance, however the Office for Environmental Health (OEHPR) retain concerns about the future processing of grapes on the site, including not just the fermentation elements but also bottling of the wine. As there is no intention to process the grapes on site for the initial period of operation, the applicant has agreed to withdraw the fermentation element from the proposals, to be reviewed under separate application as required. As this element has been withdrawn, there would be no putrescible waste produced on site and the management of any such product would be considered as part of the separate application.

The wine preparation/fermentation part of the building would however still be required for the storage and bottled ageing of the processed wine. The OEHPR identify that plant is likely to be required for temperature control in this area, a point which has been confirmed by the applicant, and conditions should be applied to the decision to require details of any such plant and to ensure any noise arising does not cause nuisance.

The site is set at sufficient distance from other residential property to prevent any significant impacts on those properties.

Sustainable Development

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposal includes a reasonably large area of hardsurfacing, required for the manoeuvring of the agricultural vehicles. The covering letter to the application states that the setts have been selected and can be laid to minimise impact on the

agricultural land, and to allow for water percolation. Details of the method of laying should be required by condition.

Other matters

Whilst it is noted that there may be alternative options for the erection of the building on land within the holding, all would be located on open and undeveloped land and many would be constrained due to the topography of or access to the land. Overall, given the assessment set out above, there would be no benefit to seeking an alternative location for the building and no policy requirement to do so.

Grape harvest is stated to be undertaken in less than a week, immediately preceding shipment to the UK, and the grapes would be stored in crates, presumably on land adjacent to the buildings which form the subject of this application, although this has not been confirmed. Given the short time frame of this storage, there would be no significant impacts arising. Any other form of outside storage should however be prohibited by condition, to protect both the amenity of the area and of neighbouring property.

Conclusion

On balance, and subject to the conditions set out above, it is considered that the proposal accords with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 01/08/22

