

Recommendation Report for

REF NO: AL/123/24/AG

LOCATION: Park Farm Park Lane
Aldingbourne
PO20 3TL

PROPOSAL: Prior notification under Schedule 2, Part 6, Class A for the erection of a agricultural steel portal framed barn.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The proposal is for an agricultural barn measuring 21m in width, 30m in depth, approx. 8.3m in height and constructed of grey clad walls and grey fibre cement roofing. The proposal also includes a hardcore building apron to the south and west of the building.

SITE AREA

The application site constitutes approx. 1250sqm of a wider 154 hectare agricultural holding.

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

SITE CHARACTERISTICS

The application site forms part of a wider agricultural unit and currently serves as arable land.

CHARACTER OF LOCALITY

The site is surrounded by rural and agricultural development and character. To the south are a number of existing metal barns and stores, and to the north and east is open arable land. To the west, is predominantly open arable land also however, Park Farm House can also be found a short distance to the west.

REPRESENTATIONS

None.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designations applicable to site:

Outside Built-up Area Boundary.
Area of Special Control (Adverts).
WSCC Minerals Consultation Area (Lidsey Landfill Site).

Archaeological Notification Area.

Singleton & Cocking Tunnel (Habitat Regulations Assessment Buffer for Special Area of Conservation).

DEVELOPMENT PLAN POLICIES

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This application falls to be determined under Class A, Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended).

CONCLUSIONS

RELEVANT LEGISLATION

Part 6, Class A - agricultural development on units of 5 hectares or more:

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of -

(a)works for the erection, extension or alteration of a building; or

(b)any excavation or engineering operations,

...which are reasonably necessary for the purposes of agriculture within that unit.

A.1 Development is not permitted by Class A if

(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

(c)it would consist of, or include, the erection, extension or alteration of a dwelling;

(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;

(e)the ground area which would be covered by-

(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii)any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres,

... calculated as described in paragraph D.1(2)(a) of this Part;

(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system-

(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii)is or would be within 400 metres of the curtilage of a protected building; or

(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument

Conditions

A.2

(1) Development is permitted by Class A subject to the following conditions-

(a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

(b)where the development involves-

(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii)the removal of any mineral from a mineral-working deposit, the mineral is not moved off the unit;

(c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

(2) Subject to sub-paragraph (3), development consisting of-

(a)the erection, extension or alteration of a building;

(b)the formation or alteration of a private way;

(c)the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d)the placing or assembly of a tank in any waters,

...is permitted by Class A subject to the following conditions-

(i)the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

...

The remainder of Part 6, Class A ((A.2)2) & ((A.2)7) pertains to procedural matters either covered during the validation or assessment of this application, to be undertaken by the applicant as relevant, or that are not applicable to this application.

Part 6, Class ((A.2)3) pertains to conditions that are not relevant to this proposal.

COMMENTS ON CONDITIONS & CRITERIA:

The proposal is for an agricultural barn (building) to store grain at an agricultural holding that is greater than 5 hectares. It also includes a hard core building apron to the northwest and southwest side of the building which fall under the definition of engineering operations. The evidence submitted conveys the need for storing grain on site adequately and identifies that the existing grain stores are outdated and compromised. Both components are reasonably necessary for the agricultural purposes of the unit. The proposal therefore, falls to be assessed under Part 6, Classes A(a) & A(b).

A.1

(a) The development is not on a separate parcel of land.

(b) Neither Part 3, Class Q nor Part 3, Class S have been carried out on this site within 10 years of this application.

- (c) N/A.
- (d) N/A.
- ((e)i) N/A.
- ((e)ii) The area of the barn does not exceed 1500sqm.
- (f) N/A.
- (g) The barn is less than 12m in height (8.328m).
- (h) No classified roads within 25m of the proposal.
- (i) N/A.
- (j) N/A.
- (k) N/A.

A.2(1)

- (a) N/A.
- (b) N/A.
- (c) N/A.

A.2(((2)a)i) requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. This assessment is laid out below.

SITING, DESIGN & EXTERNAL APPEARANCE:

The proposed agricultural barn is to be 21m in width, 30m in depth, approx. 8.3m in ridge height, and 6m in height at the eaves. It is to feature grey cladding to the side elevations and a natural grey fibre cement roof. The barn is comparable in scale to that of a number of agricultural barns within Park Farm, and is located adjacent to the same. The proposal also includes a building apron to the northwest and southwest of the barn which would allow manoeuvring of large vehicles into, out of, and alongside the barn to the other buildings on site.

The proposal would project northeast into the field to the by approx. 35m and encroach on the open character of the field as a result. However, the barn and its hardcore would still relate well visually, to the existing agricultural buildings to the southeast. The open character of the land to the northeast of the wider agricultural buildings cluster would not be unduly compromised, and the barn is of a design that would not be anomalous in the context.

The proposal is acceptable in terms of siting, design, and external appearance.

CONCLUSION

The proposed agricultural building and engineering operation (hard core building apron) are permitted development having regard to Part 6, Class A, of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and no objections are raised to its siting, design, or external appearance.

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the following items:
 - Location Plan (Dated: 11/11/2024).
 - Site Plan (Dated: 11/11/2024).
 - Proposed Elevations & Floor Plan, Ref. No: 27333, Revision B (Dated: 17/10/2024).
- 2 INFORMATIVE: The applicant is advised that under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Part 6, Class A, ((A.2(7), they

are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.

- 3 INFORMATIVE: The applicant is reminded that under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Part 6, Class A, ((A.2(5), where (a) the use of the building for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and (b) planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased, then, unless the Local Planning Authority have otherwise agreed in writing, the building shall be removed from the land and the land must, as far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.