

PLANNING APPLICATION REPORT

REF NO: AL/50/11/

LOCATION: Land at Sheepwash Farm
Church Road
Aldingbourne

PROPOSAL: Erection of agricultural building at Sheepwash Farm to be used for livestock.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect an agricultural cow shed 20m x 10m constructed in breeze block base with timber above and a fine corrugated roof, to provide four stalls for calf rearing. The front of the barn will be open with four timber five bar gates, one for each stall.
SITE AREA	0.02 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedgerow and fencing around the entrance with metal farm gates.
SITE CHARACTERISTICS	The site comprises a field to the front with an existing barn to the rear which houses fertilizer, spreader, baler, bale wrappers and quad bike. There is an upper level with a toilet. To the rear of this are pigs, sixty nine cows, chickens and geese and seventy sheep at the far field. There is also a caravan for overnight stay to attend to animal welfare.
CHARACTER OF LOCALITY	Predominantly rural, some housing based around the church, but predominantly agricultural to the north and west.

RELEVANT SITE HISTORY

AL/42/04/	Field shelter/stable	Approve Cond 24-06-2004
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AL/53/04/

Erection of barn.

Approve Cond

09-07-2004

REPRESENTATIONS

Representations received:

Awaited.

2 letters - No objection.

Concerned that a further agricultural building is to be erected when there is already a very large barn in this field. Do not want more vehicles in the narrow lane. The land alongside the Aldingbourne Rife provides open landscape between Tangmere Airfield Nurseries and the village of Aldingbourne. It may be useful to note Chichester District Councils appeal decision 08/04244 FUL.

Comments on Representations received:

Noted. The site already has a barn on the site and there are other buildings on other sites between Tangmere and Aldingbourne. The new barn is required for cows for an expanding agricultural business, the existing is for stores and machinery.

CONSULTATIONS

Consultations responses received:

AGRICULTURAL CONSULTANT:

Sheepwash Farm extends to approximately 10 hectares and is laid to permanent pasture grazed mainly by cattle and sheep. The land purchased by the applicant commenced in 2002, with further purchase in 2003 and 2005. He has been involved in agriculture since leaving school and runs an agricultural contracting business from the site. Hay is made on site. Livestock Movement Books were presented from 2004 onwards and a Medicine Book from 2009. The business has expanded rapidly in 2011. The future desire is to expand livestock rearing to provide full-time employment for the applicant and part-time for family.

The future plan is the buying in of 20 - 40 week old calves every month and rearing for onward sale at 12 weeks of age, with 15 cows retained and reared to finishing weights every year.

The sheep flock will be expanded from 40 ewes to 100 with lambs sold as stores and finished stock. The pigs will be increased to 5 sows with piglets sold at weaning. A new turkey enterprise of 100 turkeys will be reared for Christmas and also 100 - 200 free range hens.

The proposed barn is 20m x 10m open fronted with 4 bays for calf rearing.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)
[DEV6](#)

Protection of the Countryside
The Form of New Development
Agricultural Buildings

PLANNING POLICY GUIDANCE

PPS1
PPS7

Delivering Sustainable Development
Sustainable development in rural areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the rural surrounding area as it has been fully justified to be essential to the agricultural site for the developing farm business.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site lies outside the built up area boundary where development for agricultural purposes is considered to be acceptable subject to justification of need and the potential affects on the countryside.

PPS7 SUSTAINABLE DEVELOPMENT IN RURAL AREAS:

This policy seeks to support the diversification of agriculture to sustain the rural economy.

Paragraph (iv) states government policy is to promote a sustainable, diverse and adaptable agricultural sector where farming achieves high environmental standards, minimising impact on natural resources and manages valued landscapes and biodiversity, contributes both directly and indirectly to rural economic diversity; is itself competitive and profitable and provides high quality products that the public wants.

Further advice in paragraph 27 is that Local Planning Authorities should support development proposals that will enable farming and farmers to become more competitive, sustainable and environmentally friendly, adapt to new and challenging markets, comply with changing legislation, diversity into new agricultural opportunities and broaden their operations to add value to their primary produce.

The applicant has been involved with farming since leaving school and has built up an agricultural contracting business that operates from the site. It is the intention of the applicant to expand his current livestock and contracting business. There is an existing barn (15.6m x 12.2m) which was

erected in 2004 and contains stores and equipment for the farm. At the time of the officer site visit cows, pigs, sheep and chickens were seen on site. The cowshed is required to expand the farm business. Therefore it is considered that the proposal is in accordance with PPS7.

AFFECTS ON THE COUNTRYSIDE:

The site, as discussed above is currently in an agricultural use. The proposed barn is traditional open fronted cow shed constructed in breeze blocks, timber and fibre corrugated roof. The open front will have traditional five bar gates to each stall (four in total). It measures 20m x 10m. It will be located adjacent to the existing barn. It is therefore considered that the proposal will not have a substantial visual impact on the countryside and as it is behind the existing barn it will not be significantly visible across the fields to Tangmere. It would only have a limited visual impact from Church Road. The barn is necessary for agricultural purposes and it is located adjacent to an existing barn, therefore it is considered that the application will not result in any significant loss of visual amenity.

DEV16 AGRICULTURAL BUILDINGS:

This policy states that agricultural buildings will be permitted provided that their scale, siting, design and materials minimise the visual impact on the landscape and that new buildings are grouped with any existing buildings in order to minimise impact on the landscape. For the reasons given above it is considered that the proposal is in accordance with this policy.

SUMMARY:

The proposed cow shed is considered to be reasonably necessary for agricultural purposes. It is considered that the barn is traditional in appearance and would therefore not result in any significant loss of visual amenity. Therefore it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans, location and block plan, drawing number 1676/01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material

considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, DEV6

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.