

Recommendation Report for

REF NO: AL/64/19/AG

LOCATION: Park Farm
Park Lane
Aldingbourne
PO20 3TL

PROPOSAL: Application for prior notification for the proposed demolitin of existing life expired agricultural building replacing with new on similiar footprint.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended) Part 6, Class A, A.2, (2), (a), (i) to determine whether the Local Planning Authority has any objections with regard to the siting, design & external appearance of a replacement agricultural storage barn of the following dimensions: 18.3m long; 18m wide; 6.5m to the eaves; and 9m to the ridge. Materials to consist of pre-cast concrete panels with colourcoat box profile sheet steel above (Olive Green); and pro file fiber cement sheets (Farmscape Anthracite Grey).
SITE AREA	The site lies in an agricultural unit of 200 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Not known.
SITE CHARACTERISTICS	Farm yard with various low level outbuildings and stables and a two storey farm house. Various fields in equine use and a horse riding practice area (sand school). The building is to replace an existing dilapidated storage building.
CHARACTER OF LOCALITY	Open countryside/farmland, a few other residential units and barns to the south of site. Rural in character.

RELEVANT SITE HISTORY

AL/48/19/AG	Prior notification for the demolition of farm bulding & replacement with new on similiar footprint.	Withdrawn 23-07-19
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AL/23/15/PL	Change of use of land to extend existing outside riding area.	ApproveConditionally 02-06-15
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AL/40/10/	Demolish existing barn and erect new barn.	ApproveConditionally 01-07-10
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Noted.

REPRESENTATIONS

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary;
Special Control of Adverts;
Archaeological Notification Area; and
Public Right of Way.

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

N/A.

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).

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 of the replacement building is part of an existing agricultural property and the wider Park Farm agricultural unit. The proposed building will provide additional local secure storage of chemicals and farm equipment.

The site lies outside the built up area boundary but where the principle of agricultural/horticultural development is permitted subject to a Prior Notification under Part 6, Class A, A.2, (2), (a), (i) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the consideration of siting, design and external appearance and compliance with the conditions of the Order.

AGRICULTURAL NEED:

The building is to replace an existing building which is in a very poor condition with low eaves and narrow doorways. The existing building is not secure to be able to store farm chemicals. The replacement building will be fit for purpose and will support the existing farming operation. It is therefore considered to be reasonably necessary for the purposes of agriculture.

VISUAL AMENITY:

The proposal is for an agricultural barn 18.3m long by 18m wide. It will be 6.5m to the eaves and 9m to the ridge. It will be larger in footprint & height than the existing and will be constructed using different materials. However, the building is located on the edge of an existing built farm yard style complex and there are other examples of similar buildings very close by. It is therefore considered that the building will visually assimilate with the character of this farmyard location and will not materially enlarge the existing 'complex'. The design is of no architectural merit but is typical of a modern farm building and it is not considered that the colour is appropriate.

CONCLUSION:

The barn is considered to be necessary for agricultural purposes. It is considered to be located in an appropriate position within an existing agricultural far yard complex and close to existing agricultural buildings. It is recommended that the Local Planning Authority raises no objection.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the "Site Location Plan" (Dwg RA/037/JC Site Plan); the "Block/Site Plan" (Dwg RA/37B/JC Block Plan); Elevations and Floor Plan (Dwg MT/1548/100 Rev 1); and the application form received on 23/07/19.
- 2 INFORMATIVE: The applicant is reminded that under Part 6, A.2 paragraph (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.
- 3 INFORMATIVE: The applicant is advised that under Part 6, A.2 (7) you are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.