

Recommendation Report for

REF NO: CM/11/18/AG

LOCATION: Hobbs New Barn
Gravetts Lane
Climping
BN17 5RE

PROPOSAL: Prior notification of agricultural development - proposed building.

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), (d), (i) to determine whether the Local Planning Authority has any objections with regard to the siting, design & external appearance of an agricultural storage barn of the following dimensions: 66m long; 10m wide; 10m to the eaves; and 12m to the ridge. Walls to be concrete and box profile sheets colour lower 3m Grey, Upper Juniper Green. Roof to be box profiled sheeting Juniper Green.
SITE AREA	Over 1 hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing/hedging and mature trees on road frontages to A259 and entrance to business park to approx. 4 metre height
SITE CHARACTERISTICS	Field already contains a grain store. Access is gated and surfaced.
CHARACTER OF LOCALITY	Rural. Agricultural fields surround site. Trunk road to North (A259).

RELEVANT SITE HISTORY

CM/15/13/AG	Prior notification for agricultural straw store	No Objection 12-11-13
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The 2013 application for a straw store CM/13/AG approved and is capable of accommodating 3,500m³ which according to, the applicant meets the storage needs of only a small part of the production capability.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary;

DEVELOPMENT PLAN POLICES**PLANNING POLICY GUIDANCE:****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 is an existing agricultural property and forms part of the wider Baird Farming Partnership property. The proposed building will provide additional hay storage of harvested crops prior to distribution on internal farm tracks to the main packaging building.

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), (d), (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 barn is required for storage of straw and hay produced on the farm. Since the previous hay storage building was approved in 2013 cropping has dramatically altered on the farm. On top of wheat production, the business is growing 20% second year wheats as well as linseed. In 2017 the wheat area alone extended to 261 hectares, with each hectare capable of yielding approximately 15 bales per hectare, giving a total of approx. 3,915 bales production capability. The potential annual production is around 13,700 cubic metres of wheat straw alone.

Demand for clean dry straw is increasing, with straw now being used for energy production through biomass incineration and anaerobic digestion. This is in addition to demand from mushroom growers for composting and traditional markets for cattle feed and bedding. All of these markets require barn stored material. Wet and soiled bales are rejected as moulding presents a health hazard to, people and livestock.

There are no buildings suitable for conversion being old low height historical buildings. Other agricultural buildings on the farm are used for grain, machinery, tractor or fertiliser storage. Straw storage has previously been undertaken in outside stacks or accommodated off site which is no longer available.

Hay has been stored outside but has been set fire to and bale strings have been cut.

This size of building would be capable of storing 9,000 cubic metres of storage space when completely full. Bales will be stored 8 high to 9.6m height and have to be stored to reduce the risk of collapse, but increases the demand for space.

The size is therefore directly related to the storage requirements. The proposal is 10 metres high to eaves with a total height of 12m which would be reasonable to allow space for access and movement..

VISUAL AMENITY:

The proposal is for a grain store 66m in length x 15m in width and 12m high. The building would be clad in dark green polyester box profile cladding. The roof would match. The site is located adjacent to another farm building used as a grain store within an area utilised by farm traffic. The access is existing and would be shared with the grain store. The building would be smaller in floor area than the grain store to the north and it would be screened from direct view by the mature existing hedging to the northern and eastern boundaries. Given the proximity to the grain store the building would not be viewed as an isolated feature in the countryside. From a distance it would be readily assimilated into the appearance of the existing barn. The design is of no architectural merit and is typical of a modern farm building. The materials and colour of the building would help to blend the building in the landscape.

CONCLUSION:

The barn is considered to be necessary for agricultural purposes. The applicant has provided adequate information to demonstrate that the building is reasonably necessary for agriculture, that the land forms part of an agricultural business and that the building is designed for its purpose. It is considered to be located in an appropriate position within an existing agricultural field and close to an existing agricultural building. 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.ⁱ

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 location plan scale 1:25000 and 1:1250, Site Plan, Block/Site Plan 1:500, elevations 1:100, Proposed Floor Plan and Elevations and applicant's statement.
- 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 111 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 shall be restored to its former condition.
- 3 **INFORMATIVE:** The applicant is advised that under Part 6 A2 (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.