

Recommendation Report for

REF NO: CM/26/20/AG

LOCATION: Hobbs New Barn
Gravetts Lane
Climping
Littlehampton

PROPOSAL: Application for prior notification for a proposed portal framed barn

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: 33m long; 30m wide; 8m to the eaves; and 9m to the ridge. Walls to be concrete and box profile sheets. Colour lower 4m Grey, Upper section Juniper Green. box profiled sheeting. Access existing.
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/29/19/PD	Notification for Prior Approval under Class R for the Change of Use of Agricultural Building to Storage and Distribution (B8).	No Object'n + Conds 10-07-19
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CM/11/18/AG	Prior notification of agricultural development - proposed building.	No Objection 03-05-18
CM/11/14/PD	Prior notification for Change of use under Class M (Flexible Uses) from agricultural to B1 (Business)	No Objection 19-06-14
CM/15/13/AG	Prior notification for agricultural straw store	No Objection 12-11-13

CM/29/19/PD refers to change of use of a neighbouring under Class R. Only previous changes of use approved under Classes Q and S are relevant to determination of this application under Part 6 Class A

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary;
Within Settlement Gap (northern boundary)

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/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is an existing agricultural property and forms part of the wider Baird Farming Partnership property. The proposed building will provide for grain drying.

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 present dryer building for the farm which is located at Kents Farm was built in 1980 is now inadequate for the farm's needs. It is too small to cope with the wide variety of crops being grown for seed and milling. The entrance doors are 4 metres wide and 12 metres from a fenced off pond making access very difficult with large modern handling equipment. Also the roof is very low which makes it difficult to tip wet grain trailers and empty them safely. Relocating the dryer away from the residences and primary school on Crookthorne Lane will make a material difference in terms of tractor and trailer movements on the lane, impact on the village and to the general efficiency of the arable farming operations.

All other farm buildings are in use for dedicated grain storage, fertiliser storage, agricultural-chemical storage, straw storage, farm workshops and machinery and implement storage. Notwithstanding that they are not available for accommodating this new grain dryer, in any event they are either unsuitably shaped and/or unsuitably located, being distant from the current final grain store.

It is imperative that the grain dryer is located as close as possible to the final storage building approved under planning permission CM/13/16/PL for a central grain storage facility. The proposed grain drying facility is to be immediately adjacent to that building.

In addition to this the Farm has lost the use of the 5 grain silos that were recently dismantled at Ryebank Farm as part of the scheme approved under CM/28/17/PL. Further, the farming business has recently lost an alternative grain storage building by prior approval under Class R for the change of use from agricultural building to B8 Storage or Distribution under CM/5/18/PD, this building has been converted and let on a long lease, it is unavailable.

The proposed portal framed building to be used for Grain drying will yield approximately 660 square metres of grain drying floor capacity, which is calculated to be sufficient to dry two 700 tonne batches per fill. The farm annually harvest approximately 4,000 tonnes of grains.

VISUAL AMENITY:

Design : The proposal is for a grain drying facility 33m in length x 30m in width and 9m high. The building would be clad in dark green polyester box profile cladding which would match other nearby buildings. 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.

Siting: The site is located adjacent to another farm building used as a grain store within an area utilised by farm traffic. The building would be screened from direct view by the mature existing hedging to the northern and eastern boundaries. The site benefits from mature tree screening, and is overlooked to the South by the fields within the agricultural holding only. In recent years native species screen planting has been undertaken providing a long term commitment to the overall landscape setting. The dryer building will not be prominent when viewed from the public highway as it will be in close proximity to the existing building group and sits behind very tall trees and another grain store. 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 buildings. A fire break distance of 15 metres has been introduced following advice from insurers. No new internal roads are required as the existing road and access arrangements will be utilised.

The development is not within 25 metres of the hardened part of a trunk or classified road. The proposed facility is over 125 m from the A259. The access is existing and would be shared with the grain store. The site has an existing entrance directly onto the A259 which is currently used by the adjacent industrial estate. HGV's can enter / exit onto the main arterial highway without the need to enter Climping Village. Grains will be able to go directly into store from field at harvest without the need to enter the highway network.

CONCLUSION:

The grain dryer building 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 deigned 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.

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 1:1250, Block/Site Plan 1:500, 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 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 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.