

Recommendation Report for

REF NO: CM/29/21/AG

LOCATION: Northwood Farm
Burndell Road
Clymping

PROPOSAL: Application for Prior Notification for a grainstore incorporating a conditioning floor.

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: 42.7m long; 15m wide; 6m to the eaves; and 8m to the ridge. Walls to be cement fibreboard. Access existing.
SITE AREA	Over 1 hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing/hedging on road frontages and to fields
SITE CHARACTERISTICS	Farmyard containing open sided storage building and other recently erected modern barn.
CHARACTER OF LOCALITY	Rural. Agricultural fields surround site.

RELEVANT SITE HISTORY

F/25/20/AG	Application for Prior Notification for an open storage lean- No Objection to	21-12-20
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F/25/20/AG related to the provision of a barn for storage of agricultural equipment not grain. The building is required for storage of farm machinery.

REPRESENTATIONS

One Objection

- There were already some perfectly good grain stores that obtained change of usage and now serve as industrial units for a recycling centre.
- There is plenty of space next to the existing units rather than encroaching on fields.
- If this were to be approved could it be on the basis that it must remain solely used for storing grain for a minimum period, say 50 years ?

COMMENTS ON REPRESENTATIONS RECEIVED:

The conversion of grain stores to different uses in the past cannot be considered as part of this proposal. They are not currently available for grain storage. It would not be reasonable to restrict the use of any new grain store for that use for the next 50 years.

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is an agricultural property and forms part of the wider Baird Farming Partnership property. The 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 building is required for storage of grain.

The applicant provided a letter from the adjacent farmer advising the applicant that after this harvest he will not be able to store peas and oilseed rape after this year's harvest as has occurred in previous years.

The applicant is seeking to farm a greater variety of crops to reduce the risk of poor harvests and this requires more bay storage. It is desirable to have a vented floor for conditioning so crops can be kept longer and attain a higher price. Storing crops at the correct temperature reduces financial penalties.

One of the farm's storage barns will be lost in the redevelopment of the airfield and the application has been submitted. That building has a floor area of 364 sqm and the proposal has a floor area of 640m².

The site has been selected for security. It is close to existing sheds and has access to the main yard and avoids existing drainage pipes in the field.

The structure is an exact replica of the existing grain store and the height is the standard for farm buildings and the same as nearby buildings.

VISUAL AMENITY:

Design : The proposal is for a barn that is similar in size and proportions and appearance to other agricultural barns in the locality and on the farm. The building would be clad in cement fibre board which would match other nearby buildings. The design is of no architectural merit and is typical of a modern farm building. The materials/colour of the building help to blend the building in the landscape.

Siting: The site is adjacent to farm buildings in an area utilised by farm traffic. The building would be screened from direct view by hedging and other structures to the north and south and east. The site benefits from mature tree screening, and is overlooked to the West by the fields in the agricultural holding only. The building will not be prominent when viewed from the public highway as it will be in relatively close to the existing building group. It would not be viewed as an isolated feature in the countryside. From a distance it would be readily assimilated into the appearance of existing buildings. No new internal roads are required as the existing road and access arrangements will be utilised.

CONCLUSION:

The building is considered to be necessary for agricultural purposes. The applicant provided adequate information to demonstrate the building is reasonably necessary for agriculture, that the land forms part of an agricultural business and the building is designed for its purpose. It is in an appropriate position in an agricultural field close to an agricultural building. It is recommended that the Local Planning Authority raises no objection.

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 The barn shall be constructed of fibre cement boarding with green elevations to match the existing farm buildings.

Reason: In the interests of amenity in accordance with policies DDM1 of the Arun Local Plan.
- 2 INFORMATIVE: For the avoidance of doubt the approved details are the Location Plan, Proposed Floor Plan and Elevations 1:200.
- 3 INFORMATIVE: For the avoidance of doubt the colour and materials of the barn are as detailed on the application form, namely cement fibre board to match the existing farm buildings with green elevations.
- 4 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.
- 5 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.