

AGRICULTURAL PRIOR NOTIFICATION REPORT

REF NO: EG/20/10/AG

LOCATION: Manor Farm
Eastergate

PROPOSAL: Application for prior notification for the construction of a new portal framed storage barn

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town & Country Planning Act (General Permitted Development) Order 1995 as amended Part 6 A2 (i) to determine whether the Local Planning Authority have any objections with regard to siting and design of a portal framed storage barn 27.5m x 15m.
SITE AREA	126 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly undulating at the rear of the farm.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Post and rail pens for cows. Flint wall to front of site.
SITE CHARACTERISTICS	Farm with cows near cow sheds. A mix of traditional flint and brick barns and modern sheds. Brick stables. South east of the site the remains of a burnt shed remain alongside hay bales.
CHARACTER OF LOCALITY	Rural farmland. Adjacent to St. George's Church.

RELEVANT SITE HISTORY

N/A

REPRESENTATIONS

Representations received:

N/A

Comments on Representations received:

N/A

CONSULTATIONS

Consultations responses received:

N/A

Comments on Consultation responses:

N/A

POLICY CONTEXT

Designation applicable to site:

N/A

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

N/A

OTHER MATERIAL CONSIDERATIONS

N/A

CONCLUSIONS

PRINCIPLE

This site lies outside the Built Up Area Boundary where the principle of agricultural/horticultural development is Permitted Development subject to a Prior Notification Order Part 6 A2 (i) of the Town & Country Planning (General Permitted Development) Order 1995 for the consideration of siting, design and external appearance.

The proposal is for a portal framed storage barn 27.5m x 15m.

SITING, DESIGN AND EXTERNAL APPEARANCE.

The siting is adjacent to the existing metal buildings. The size and scale are in keeping with the existing cow sheds. It is a typical utilitarian barn. The proposed site is within the existing farm complex and therefore will not cause any visual harm to the countryside. The barn is to replace a previously burnt down barn which is to the south east of this proposed location. As this location is adjacent to existing buildings it is considered to be a more suitable location.

CONCLUSION

The Local Planning Authority wish to raise no objection to this application.

RECOMMENDATION

NO OBJECTION