

Recommendation Report for

REF NO: EG/21/15/AG

LOCATION: Land between Barnham Road
& Eastergate Lane
Eastergate

PROPOSAL: Prior notification under Part 6 for agricultural tractor shed

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 1995 as amended Part 6 A2 (2) (d) (i) to determine whether the Local Planning Authority have any objections with regard to the siting and design of an agricultural tractor shed 10m in length by 6m in width by 4m in height to the ridge and 3.5m to the eaves. Walls to be unpainted concrete blocks with Olive Green Plastisol coated metals sheeting to the roof.

SITE AREA

60m².

RESIDENTIAL DEVELOPMENT DENSITY

N/A.

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Site is in the corner of an open field. The two nearest boundaries are a 1m high barbed wire fence to the immediate south and a 2m high hedge to the immediate east.

SITE CHARACTERISTICS

Corner of a flat grassed field which is screened by the hedge to the east, trees and a hedge beyond the barbed wire fence to the south and planting along Eastergate Lane some distance away to the North. A track runs adjacent to the field (other side of the hedge) which provides access to Eastergate Lane.

CHARACTER OF LOCALITY

Rural. There are agricultural buildings immediately to the east of the track and to the south further along the track. Keepers Cottage (residential) lies some distance away to the west.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

None.

Comments on Representations received:

N/A.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

N/A.

POLICY CONTEXT

Designation applicable to site: Outside Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

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 1995.

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 field which lies outside the built up area boundary where the principle of agricultural/horticultural development is permitted subject to a Prior Notification under Part 6 A2 (2) (d) (i) of the Town and Country Planning (General Permitted Development) Order 1995 (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 the storage of a safe & secure tractor which is itself used for weed control and grassland management on this 13 hectare agricultural holding. The tractor shed will replace an existing building which is located nearby but on land which now has outline planning

permission for a residential development. There are no existing buildings on the land which could fulfil this purpose and as such it is considered that there is a need for this building.

VISUAL AMENITY:

The proposal is for an agricultural tractor shed 10m in length by 6m in width by 4m in height to the ridge and 3.5m to the eaves. The building will have grey sides and an Olive Green roof. The shed will be located in the south eastern corner of an existing field and is set back approximately 80m from Eastergate Lane and around 100m from the nearest residential dwelling to the west. The field is relatively well screened with planting along the northern, western, southern and eastern boundaries and it is considered that there will only be either slight or glimpsed views of the building from the nearby dwelling or through the field boundaries. The design is of no architectural merit but is typical of a modern farm building and given the screening, it is not considered that the colour will have any impact.

CONCLUSION:

The tractor shed is necessary for agricultural purposes. It is in an appropriate location within an existing agricultural field close to an existing access point and is some distance away from and also screened from views from the road and surrounding properties. It is recommended that the Local Planning Authority raises no objection.

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the 1:2500 Site Plan, application forms and covering letter as received on 23 February 2015.
- 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.