

Recommendation Report for

REF NO: F/24/18/AG

LOCATION: Wicks Farm, Office 1
Ford Lane
Ford
BN18 0DF

PROPOSAL: Prior notification for agriculture-steel portal framed agricultural building to be used for the storage of fresh produce.

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), (a), (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:
	42m long; 23.5m wide; 5.5m to the eaves; and 8.7m to the ridge.
	Materials to be steelwork hot dipped galvanised framework with Natural Grey Fibre Cement barge boards to gable ends.
SITE AREA	960 sq m
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to road frontage
SITE CHARACTERISTICS	Agricultural field in arable use
CHARACTER OF LOCALITY	Rural. Agricultural fields surround site. Classified road to south(Ford Lane) approx. 26m from proposal.

RELEVANT SITE HISTORY

F/18/17/WS	Proposed installation of a digestate lagoon approved under planning permission WSCC/061/16/F (WSCC/026/16/F as amended). This is a County Matter application which will be determined by West Sussex County Council.	No Objection 15-06-17
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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;

DEVELOPMENT PLAN POLICES

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice 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 Langmead property. The proposed building will provide additional dry storage for potatoes.

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 barn is required for storage of potatoes produced on the farm.

The barn is required because the existing farm buildings at Wicks Farm are fully utilised to store grain, for tractors & farm machinery, for fertilisers and other consumables and as maintenance workshops & staff facilities. There is an urgent need for further dry storage space for additional crops. In order to increase the value of farm production, a wider range of crops need to be grown at Wicks Farm, necessitating the need for a larger area for dry storage. The types of crops to be stored in the new barn will vary from year to year depending on crop rotation. The immediate need is for further dry storage capacity for potatoes, and storage calculations have been made on that basis.

There are no alternative buildings on site (existing or for conversion) which can be utilised for storage.

The size of the barn is directly related to the storage requirements. The proposal is 5.5 metres high to eaves with a total height of 8.7m which would be reasonable to allow space for access and movement.

VISUAL AMENITY:

The proposal is for a store 42m in length x 23.5m in width and 8.7m high. The barn would be located close to other farm buildings and access. Given the proximity other buildings the structure would not be viewed as an isolated feature in the countryside. From a distance it would be readily assimilated into the appearance of the farm. 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 and it would be open sided which also reduces its visual prominence.

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.

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 Site Location and Block Plan PA01 rev P02 and the Proposed Floor Plan and Elevations and agent's letter dated 31-10-2018 and e-mail dated 10-12-2018.
- 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 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.