

Recommendation Report for

REF NO: PO/1/19/AG

LOCATION: Manor Farm
Poling Street
Poling
BN18 9PT

PROPOSAL: Prior notification of agricultural development - proposed building.

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:
	36m long; 24m wide; 6m to the eaves; and 9m to the ridge.
	Materials to be steelwork hot dipped galvanised framework with Natural Grey Fibre Cement barge boards to gable ends.
SITE AREA	1000 hectares
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 west (A284) approx. 35m from proposal.

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

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 hay and straw.

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 straw and hay produced on the farm.

The quantities, quality and value of hay and straw being produced on the farm have increased considerably over recent years and requires the improved storage facility that this proposed new barn will provide.

The size of the barn is related to the storage requirements. The proposal is 6 metres high to eaves with a total height of 9m which would be reasonable to allow space for access and movement.

VISUAL AMENITY:

The proposal is for a hay store 36m in length x 24m in width and 9m high. The barn would be located close to an existing barn within the farm yard and would utilise an existing access. The building would be

smaller in size to the existing barn. It would be no closer to the residential property opposite, 'Peckhams', than the existing barn. Given the proximity to other farm buildings it would not be viewed as an isolated feature in the countryside. From a distance it would be readily assimilated into the structures within the existing farmyard. 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, Materials and Roof and Elevation Plans, Plans and Elevations G-001 and G-002 and Elevations and agent's e-mail dated 20-02-2019.
- 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.