Recommendation Report for

REF NO: P/78/26/AG

LOCATION: Little Sefter Farm
Pagham Road
Pagham

PROPOSAL: Prior approval under Schedule 2, Part 6, Class A for the creation of an agricultural 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 to determine whether the Local Planning Authority has any objections with regard to the siting, design & external appearance of a new agricultural storage barn (building) or the siting and means of construction of a concrete apron and concrete link (engineering operation). The proposed agricultural barn measures 36.7m in length, 18.9m in width, 8.14m in height, with eaves at 6m, and to consist of a profiled metal roof (Goosewing Grey), profiled metal vertical wall cladding (Moorland Green), and to feature galvanised steel roller shutter doors and personnel doors (Moorland Green). The engineering operation is a notional 15m concrete apron to the front of the barn, and an 8m wide concrete link to connect it to the existing yard.
SITE AREA	The site lies in an agricultural unit of 78 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	None of any affected by the development.
SITE CHARACTERISTICS	The site is in agricultural use but currently forms an area of compacted ground serving as farm machinery storage. There are two agricultural buildings to the east alongside the sites access off of Pagham Road.
CHARACTER OF LOCALITY	The area is starkly rural in character, with Pagham Road to the east and the wider agricultural unit to the west, north, and south. The land to the north and south is serves as agricultural land.

RELEVANT SITE HISTORY

P/127/24/AG	Prior notification under Schedule 2, Part 6 for	No Objection

	construction of a new reservoir.	14-01-25
P/146/21/DOC	Approval of details reserved by condition imposed under P/38/21/PL relating to conditions 2-surface water drainage scheme, 4-Landscape & Ecology Maintenance Plan & 5-landscape scheme.	DOC Approved 29-11-21
P/38/21/PL	Extension to existing agricultural barn. This site may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.	ApproveConditionally 21-07-21
P/13/17/AG	Prior Notification for agricultural development - proposed building to support farm operations.	No Objection 16-03-17
P/113/10/	Erection of replacement general purpose agricultural building	ApproveConditionally 20-12-10
P/126/06/AG	Prior Notification for an agricultural building	No Objection 23-10-06

Various applications relating to the construction, extension, replacement of agricultural buildings nearby. None of which influence the determination of this application.

REPRESENTATIONS

None.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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, The South Inshore & South Offshore Marine Plan 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).

Part 6, Class A - agricultural development on units of 5 hectares or more:

Permitted development
A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of-
(a)works for the erection, extension or alteration of a building; or
(b)any excavation or engineering operations,
...which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted
A.1 Development is not permitted by Class A if-
(a)the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
(b)it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;
(c)it would consist of, or include, the erection, extension or alteration of a dwelling;
(d)it would involve the provision of a building, structure or works not designed for agricultural purposes;
(e)the ground area which would be covered by-
(i)any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or
(ii)any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres,
...calculated as described in paragraph D.1(2)(a) of this Part;
(f)the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
(g)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
(i)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;
(j)it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;
(k)any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system-
(i)would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
(ii)is or would be within 400 metres of the curtilage of a protected building; or
(l)the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument

Conditions
A.2
(1) Development is permitted by Class A subject to the following conditions-
(a)where development is carried out within 400 metres of the curtilage of a protected building, any

building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;
(b)where the development involves-
(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or
(ii)the removal of any mineral from a mineral-working deposit,
the mineral is not moved off the unit;
(c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

(2) Subject to sub-paragraph (3), development consisting of-
(a)the erection, extension or alteration of a building;
(b)the formation or alteration of a private way;
(c)the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or
(d)the placing or assembly of a tank in any waters,
...is permitted by Class A subject to the following conditions-
(i)the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;
...

The remainder of Part 6, Class A ((A.2)2), and Class A ((A.2)3) to ((A.2)7), pertain to procedural matters either covered during the validation or assessment of this application, to be undertaken by the applicant as relevant, or that are not applicable to this application.

CONCLUSIONS

PRINCIPLE:
The site is an agricultural site which lies outside the Built-up Area Boundary where the principle of agriculture/horticultural development is permitted development subject to a Prior Notification Under Schedule 2, Part 6, Class A.2, ((2)d)i), of the Town and Country Planning (General Permitted Development) Order 2015 for the consideration of siting, design, and external appearance of the agricultural building, and the siting and means of construction of the private way.

COMMENTS ON CONDITIONS & CRITERIA:
The proposal is for an agricultural barn (building) at an agricultural holding that is greater than 5 hectares. It is a general-purpose agricultural barn seeking to provide suitable, secure dry storage for animal feed and machinery. The proposal also includes the provision of a notional 15m concrete hardstanding to the front of the barn, and an 8m wide concrete link (private way) to connect it to the existing yard which are engineering operations. The proposed barn and engineering operations are reasonably required for agricultural purposes and, therefore, they fall to be assessed under Part 6, Classes A(a) & A(b).

A.1
(a) The development is not on a separate parcel of land.
(b) Neither Part 3, Class Q nor Part 3, Class S have been carried out on this site within 10 years of this application.

(c) N/A.
(d) The barn is for agricultural purposes.
((e)i) N/A.
((e)ii) The area of the barn does not exceed 1500sqm. As per D.1(2)(a), the ground area covered by the building needs to be taken cumulatively with the ground area covered by any other building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development. The only development approved within the last 2 years on this unit is a reservoir granted P/127/24/AG, but this remains more than 90m away from the proposal.
(f) N/A.
(g) The barn is less than 12m in height.
(h) No classified roads within 25m of the barn.
(i) N/A.
(j) N/A.
(k) The applicant has confirmed that the barn will not be used to store any fuel for, or waste from an anaerobic digestion plant or biomass boiler.
(l) N/A.

A.2(1)
(a) The development is within 400m of a 'protected building' but will not be used for the accommodation of livestock, nor for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from such a boiler or system, or for housing a hydro-turbine.
(b) N/A.
(c) No waste material has been identified for use in the construction.

A.2(((2)a)i) requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. This assessment is laid out below.

SITING, DESIGN, EXTERNAL APPEARANCE AND MEANS OF CONSTRUCTION
The proposed agricultural storage barn is to be 36.7m in length, 18.9m in width, 8.14m in height with eaves at 6m, and to consist of a profiled metal roof (Goosewing Grey), profiled metal vertical wall cladding (Moorland Green), and to feature galvanised steel roller shutter doors and personnel doors (Moorland Green). The barn has a typical modern agricultural design and is on an existing yard with compacted ground that serves as machinery storage and a manoeuvring area for vehicles. It is situated adjacent to two other buildings of a similar design and scale, and situated centrally to the wider agricultural unit.

The building would be situated in a logical location amongst similar buildings and is of a design commensurate to its location.

The concrete apron and concrete link are logically sited and of a suitable construction for the use. The two would form a functional area and private way connecting the building to the wider hardstanding adjacent. They are acceptable is siting and method of construction and commensurate to the character and appearance of the site.

The proposals are acceptable in terms of siting, design, external appearance, and means of construction.

CONCLUSION
The agricultural building, concrete apron, and concrete link are permitted development having regard to Part 6, Class A, of The Town and Country Planning (General Permitted Development) (England) Order

2015 (as amended) and no objections are raised to the siting, design, or external appearance of the building, nor the siting and means of construction of the private way.

RECOMMENDATION

NO OBJECTION

1 For the avoidance of doubt the approved details are:
- Location Plan Floor Plan & Elevations P001, 02.

2 INFORMATIVE: The applicant is advised that under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Part 6, Class A, (A.2(7)), they are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.

3 INFORMATIVE: The applicant is reminded that under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Part 6, Class A, (A.2(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 must, as far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.