

Recommendation Report for

REF NO: WA/23/22/AG

LOCATION: Lower Farm
Yapton Lane
Walberton
BN18 0AS

PROPOSAL: Prior approval under Schedule 2 Part 6 for the erection of free standing barn clad with fibre reinforced cement corrugated sheeting to provide additional crop storage.

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 under Schedule 2, Part 6, Class A 'agricultural development on units of 5 hectares or more' to determine whether the Local Planning Authority has any objections with regard to the siting, design and appearance for the construction of 1 No. free standing barn clad with fibre reinforced cement corrugated sheeting to provide additional crop storage.
BOUNDARY TREATMENT	The site is predominately open in appearance although features some trees and hedging to the south and western boundary.
SITE CHARACTERISTICS	The application site is in agricultural use.
CHARACTER OF LOCALITY	The area is predominately rural, located outside the built up area boundary. There are some dwellings located to the west of the site along Yapton Lane.

RELEVANT SITE HISTORY

WA/81/21/AG	Prior approval under Schedule 2 Part 6 for a proposed new reservoir on farm to hold harvest rain water to irrigate horticultural crops.	No Objection 24-09-21
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CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Outside the built up area boundary

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This application falls to be determined under Schedule 2, Part 6, Class A of the Town & Country Planning (General Permitted Development) Order 2015.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is an existing agricultural field which lies outside the built up area boundary. However, the principle of agricultural/horticultural development is permitted subject to receipt of a Prior Notification under Part 6 A.2 (2) (c) (i) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (as amended) for the consideration of siting, design and appearance and compliance with the conditions of the Order.

DESIGN AND APPEARANCE

The building appears a standard farm building which has fibre reinforced cement corrugated sheeting to its side elevations. This is similar in design and appearance to nearby crop storage building on site and is considered appropriate for its location. The building is 6m in height which is consistent with other farm buildings on site and appears acceptable.

SITING

It is considered that the crop storage building is sited appropriately, a suitable distance away from Yapton Lane. It is also within close proximity of other crop storage buildings and does not appear as an isolated feature in the landscape. There is some landscaping to the boundaries which will help screen in places.

SUMMARY

The proposed crop storage building is considered to be necessary for agricultural purposes and its design, siting and appearance is considered to be appropriate. The proposal complies with relevant criteria and constitutes permitted development under Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

It is recommended that no objection be made in relation to the siting.

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 the application form, email received 17.3.22 confirming land size, location plan - 00.01, proposed block/site plan - 02.01, proposed ground floor plan - 02.02, proposed elevations and typical cross sections -02.03, , submitted on 1st March 2022.
- 2 **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.