
APPLICATION NOS.	P08/W1162 & P08/W1163
APPLICATIONS TYPE REGISTERED	Full 30.10.08
PARISH	Stanton St John
WARD MEMBER(S)	Ms Anne Purse
APPLICANT	Mr & Mrs J Belcher
SITE PROPOSALS	Breach Farm Stanton St John OX33 1HA Erection of livestock building no. 5 and associated yard & Erection of livestock building no. 6 and associated yard
AMENDMENTS	
GRID REFERENCES	458567/208438 & 458531/208467
OFFICER	Mr B Crooks

1.0 INTRODUCTION

- 1.1 Because these two separate applications are for similar agricultural buildings which are proposed to be sited adjacent to each other they are reported to committee in a single report. Separate recommendations on each application are made at the end of the report.
- 1.2 The applications are referred to Planning Committee as the officer recommendations differ from the views of the parish council.
- 1.3 The application sites lie within the Green Belt to the south of Stanton St John and to the north of Forest Hill. They are within a 139 hectare mixed arable, sheep and cattle farm. There is a public footpath adjacent to the application sites.

2.0 PROPOSALS

- 2.1 The proposals are to erect 2 agricultural buildings, with associated hard standings. Building 5 is 15m wide X 36m long, with a floor area of 540m², Building 6 is 15.6m wide X 49m long with floor area of 765m². They are both 5.2m to ridge and 3.7m to eaves height. The walls of the buildings are 1.8m high pre-cast concrete walling with “Yorkshire” style hit and miss treated softwood vertical boarding above to eaves height. The roofs of the proposed buildings are grey profiled steel sheeting.
- 2.2 A plan showing the location of the proposed buildings is **attached** at Appendix 1 and the applicant’s design and access statement is **attached** at Appendix 2.

3.0 CONSULTATIONS & REPRESENTATIONS

- 3.1 The Stanton St John Parish Council considers the applications should be refused for the reasons set out in its letter **attached** at Appendix 3.
- 3.2 One letter of objection has been received **attached at** Appendix 4 raising similar points to those of the Parish Council

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P08/W0759 – Permission for erection of walling to form a compound for storage of feed and bedding.
- P08/W0590/RET – Permission for retrospective permission for erection of temporary accommodation.
- P08/W0538 – Permission for erection of livestock building No. 3 and associated yard
- P08/W0540 – Permission for erection of livestock building No. 4 and associated yard
- P07/W0954 – Permission for livestock buildings comprising two cattle barns, (buildings 1 & 2), associated yard and isolation boxes.
- P06/W1353 – Temporary permission (3 years) for use of land for stationing a mobile home for occupation by agricultural worker.
- P06/W1354/AG – Erection of an all purposed agricultural building. Agricultural permitted development. Planning application not required.

5.0 **POLICY & GUIDANCE**

- 5.1 South Oxfordshire Local Plan 2011 policies: -

G2 Protection and enhancement of the environment
G4 Development in the countryside and on the edge of settlements
GB2 New buildings in the Green Belt
GB4 Visual amenity
A1 Agricultural buildings

Government Guidance

PPG2 – Green Belts
PPS7 – Sustainable Development in Rural Areas.

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in this case are whether: -
- the proposed developments are acceptable in principle
 - the impact on the surrounding landscape and Green Belt is acceptable
 - other issues
- Principle**
- 6.2 Agricultural buildings are one of the categories of development that are deemed appropriate in the Green Belt in policy GB2 and PPG2 and an acceptable type of development in the countryside under policy G4. PPS7 recognises the importance of the agricultural sector to the rural economy.
- 6.3 The applications represent the final phase of livestock building construction as part of a comprehensive scheme to re-establish a working self-contained agricultural holding approved at Breach Farm.
- 6.4 The principle of the proposed developments being brought forward was accepted at the time the planning permissions for the mobile home, cattle barns, yard, and

isolation boxes were granted under application references P06/W1353 and P07/W0954 in January this year. When it granted these permissions the Planning Committee was aware that there would be a requirement for additional buildings as the applicant develops the farm; Reading Agricultural Consultants having advised that the farm would probably require a minimum 3,200m² of livestock accommodation if it develops according to plan.

6.5 The livestock building which has taken place to date is summarised in the table below:

Building No	Planning permission	Floorspace m ²
1	P07/W0954	450
2	P07/W0954	450
3	P08/W0538	549
4	P08/W0540	549
Total		1998

The final phase, buildings 5 & 6 subject of this application will add a further 1296m² bringing total floorspace to 3294m², very close to the total anticipated.

6.6 The applicant advises that current stock levels on the farm are approximately as follows: -

400 beef cattle (housed in buildings 1 & 2)
 200 beef cattle (outside in fields shortly to move into building 3)
 1000 sheep (outside in fields).

6.7 The Planning Committee will wish to consider the Parish Council's comments, and those of the third party **attached** at Appendix 3 & 4.

6.8 Discussions have been held with the applicant, who has agreed to enhance the amount of planting at the site, by increasing the width of the landscape buffer around the site from 5m as currently proposed, to 10m. This is to be welcomed and the additional planting can be secured by a planning condition.

Impact

6.9 Policy A1 requires that where, as in this case, new agricultural buildings are needed they should not be prominent in the landscape; their design and materials should be in keeping; and they should be located close to existing buildings. Policies G2 and GB4 require that the countryside is protected and that where development occurs in the green belt its impact is minimised.

6.10 The siting of the applicant's new yard was subject of landscape analysis which concluded it to be the best of a number of options, it being considered to be less prominent than others, and also because it is the probable site of the historic Breach Farm.

6.11 The proposed buildings are to the same general form and design and are located in close proximity to those already permitted within the new levelled yard, which is cut into the hillside and is at a lower level than the surrounding farmland, which reduces their visibility. The 10m wide landscape buffer proposed surrounding the yard will further mitigate the impact of the existing and proposed new buildings.

- 6.12 The Parish Council's concerns should be considered in the context of the applicant's agreement to increase the width of the landscape buffer and also in the light of the care that went into the selection of the site for the new farm yard, both of which will mitigate the visual impact of the new building complex and help to assimilate it within the landscape.

Other issues

- 6.13 In accordance with policy A1 if planning permission is granted for the proposed developments a condition should be applied which requires that if, within ten years of the substantial completion of the building their agricultural use ceases they should be demolished and the land reinstated, unless within three years of agricultural use ceasing planning permission has been granted for an alternative use.

7.0 CONCLUSION

- 7.1 The proposals are in accordance with development plan policy and government guidance on agricultural development in the countryside and the Green Belt, and the principle of the establishment and further expansion of a new farm enterprise that has been accepted and which has commenced at Breach Farm.

8.0 RECOMMENDATIONS

- 8.1 **That planning permission be granted for application reference no. P08/W1162 , subject to the following conditions:**

1. **Commencement – 3 years**
2. **Remove building if agricultural use ceases within 10 years**
3. **Submission and approval of landscaping details prior to the commencement of development.**

- 8.2 **That planning permission be granted for application reference no. P08/W1163, subject to the following conditions:**

1. **Commencement – 3 years**
2. **Remove building if agricultural use ceases with 10 years**
3. **Submission and approval of landscaping details prior to the commencement of development.**

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