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<b>APPLICATION NO.</b>	<a href="#">P11/W0309</a>
<b>APPLICATION TYPE</b>	FULL
<b>REGISTERED</b>	01.03.2011
<b>PARISH</b>	STADHAMPTON
<b>WARD MEMBER(S)</b>	Mr. P. Cross Mr. J. Cotton
<b>APPLICANT</b>	Mr D N Cox
<b>SITE</b>	Field known as Long Ground Clifton Hampden Road Chiselhampton (In the parish of Stadhampton)
<b>PROPOSAL</b>	Erection of agricultural building. Relocated access to B4015 and track from this into site.
<b>AMENDMENTS</b>	None
<b>GRID REFERENCE</b>	458725198910
<b>OFFICER</b>	Mr P Bowers

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1.0 **INTRODUCTION**

1.1 The application has been referred to the planning committee because the recommendation from officers differs with the view the Stadhampton Parish Council.

1.2 The application site comprises an agricultural field on the northern side of the B4015 located between the Golden Balls Roundabout to the west and Chiselhampton village to the east. A site location plan can be found at **Appendix 1.**

2.0 **PROPOSAL**

2.1 The application follows a previously withdrawn scheme and seeks planning permission to erect a single storey, horizontal timber boarded building situated along the western boundary of the site. The building comprises a mono-pitch sloping roof and is comprised of three sections. The first two are equipment and food stores and enclosed by roller shutter doors. The third section is an animal house which is served by a five bar gate.

2.2 The application is in part retrospective in that an access to the site has been made possible from the B4015 at the south eastern corner of the application site. An access track has been laid which runs along the southern boundary leading northward to the position of the new building. An access in the south western corner of the site was used up until recently. It was considered dangerous and during the processing of this application has been blocked up. Hedging was removed to create vision splays for vehicles exiting the site and this has now been replanted further back from the highways edge.

2.3 The plans accompanying the application can be found at **Appendix 2** and the Design and Access Statement setting out the arguments for the development at **Appendix 3.** Photographs of the site showing the works that have been undertaken can be found at **Appendix 4.**

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Stadhampton Parish Council** – Recommend refusal of planning permission. The Parish Council believe that the proposed building is disproportionate for its stated use, it harms the openness of the green belt and will be visually intrusive.

**Neighbour** – Two letters of objection from Marylands Farm. – The building is not strictly for agriculture but for equestrian use. The building is excessively large and prominent and conflicts with policies GB4 and A1.

**Highways Liaison Officer** – No objection. – The access shown as part of this application is an improvement over the access used up until recently and the access proposed as part of the withdrawn application and has recommended a number of conditions.

**Countryside Officer** – No objection subject to the re-planting of a hedge in the existing access shown to be blocked up.

### 4.0 **RELEVANT PLANNING HISTORY**

- 4.1 **P10/W1639** - Erection of agricultural building. Relocated access to B4015 and track from this into site (As clarified by a Statutory Declaration dated 15 April 2010 accompanying e-mail from Agent received 12 November 2010 and amplified by e-mail received 26 November 2010). - **Withdrawn prior to determination on 15 December 2010**

### 5.0 **POLICY & GUIDANCE**

- 5.1 **South Oxfordshire Local Plan 2011** policies:

G2 – General restraint and sustainable development.  
G6 – Protection and enhancement of the environment.  
C9 – Landscape features.  
GB2 – New buildings in the green belt.  
GB4 – Visual amenity.  
A1 – Agricultural buildings

#### **South Oxfordshire Design Guide 2008**

#### **PPG 13: Transport**

#### **PPG 2: Green Belts**

### 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in this case are as follows;

**i) Whether the development is appropriate in the green belt.**  
**ii) Impact on safety of the users of the public highway.**  
**iii) The impact of the loss of the extent of hedging.**

- 6.2 **i) Whether the development is appropriate in the green belt.**

The advice from Central Government in PPG 2: Green Belts and followed through in Policy GB2 of the South Oxfordshire Local Plan 2011 makes it clear that the construction of new buildings will not be permitted except for a limited number of purposes. One of the purposes defined as being appropriate is agriculture.

The land is agricultural and the building is proposed in connection with using the land

for agricultural purposes. The applicant wishes to keep 6 cattle and 10 sheep on site. Concern has been expressed that the building is too large for the plot of land. The Design and Access Statement sets out the need for the numbers of animals proposed for the site. Taking this in to account the size of the building it is not considered to be disproportionate.

Policy A1 relates to agricultural buildings. It states that buildings will be permitted provided that there is a need for the building and that the structure cannot satisfactorily be met by existing buildings on the farm or nearby. The need for the building is accepted. The applicant owns no other land and there are no existing buildings on the site.

Policy A1 goes on to set out the provisions that must also be met for a building to be considered acceptable. These are as follows;

- (i) The siting of the building would not be prominent in the landscape of damage the environment or the amenities of the occupants of nearby building.
- (ii) The design and materials are in keeping with the surroundings and that satisfactory landscaping is proposed.
- (iii) Wherever possible the building should be located close to existing buildings rather than in the open countryside.

In respect of provision (i) the building is not located on the highway boundary and is set back by some 60 metres. Its position next to an established boundary hedge means that in terms of the wider landscape it will not be unduly prominent. This is an isolated location where the building will have no impact on the amenities of any nearby property.

In terms of (ii) the overall design of the building it is comparable to established agricultural buildings in the wider vicinity and is not considered to be out of keeping or incongruous.

Provision (iii) does not necessarily apply to this development on the basis that this is an isolated site and does not form part of a larger, established agricultural unit.

The building is not inappropriate development in the green belt and its siting and design minimise the impact of the building on visual amenity the green belt. The proposal is therefore considered to accord with policies GB2, GB4 and A1 of the South Oxfordshire Local Plan.

### 6.3 **ii) Impact on safety of the users of the public highway.**

Up until fairly recently access in to the site was made via an entrance at the south western corner of the site. Vision for vehicles exiting the site was significantly sub-standard and posed a potentially dangerous impact to the users of the public highway.

As part of the previously withdrawn application, a different access was proposed more centrally located along the southern boundary of the site increasing the vision for vehicles exiting the site but it was still sub-standard. Following the withdrawal of the application discussions took place between the applicant and the County Council and has resulted in this revised application.

This application now seeks permission for an access further to the east of the previously proposed site utilising an existing gateway. The applicant has negotiated with an adjoining landowner the use of this entrance, which has necessitated the track running along the southern boundary of the site leading to the location of the new building. Whilst the vision to the west from this access is below adopted standards it is

a clear improvement in terms of highway safety on the previously utilised access and the access shown in the withdrawn application. On this basis it has been accepted by the Highways Officer.

The new access has necessitated the removal of a section of hedging to allow for the vision splay.

Since the receipt of the Highway Officers comments several things have taken place on the site; the existing access in the south western corner of the site has been closed off, the proposed access is in use and the track has been laid down. Whilst these have been undertaken prior to the Council issuing a decision on the current application they have been done in line with the Highways Officer's comments and are considered acceptable.

In addition to this work, and recommended planning conditions the development will increase the overall safety of vehicles exiting the site and users of the B4015 in accordance with Policy T1 of the South Oxfordshire Local Plan.

#### 6.4 **iii) The loss of the extent of hedging.**

The previous boundary hedge along the southern boundary of the site was considered to be classified as 'important' under the terms of the hedgerow regulations. However the regulations do allow for the creation of new access points provided that the existing access points are planted up within 8 months of the creation of the new access.

The new access required 70 metres of the hedgerow to be removed to provide for the required vision splay. However this has now been re-planted along the revised boundary line. In addition the access has been closed off and planting has been undertaken thus addressing the concerns of the Council's Countryside Officer.

#### 7.0 **CONCLUSION**

7.1 In the green belt agricultural development is acceptable in principle. The building is not considered to be disproportionate to the size of the site or the reasonable needs of the applicant to carry out the proposed activities on the site. Its location is not unduly prominent and in terms of its impact on openness and visual amenity the development is considered acceptable.

The new access is substandard in terms of visibility but represents a significant improvement over the previously used dangerous access and the access shown as part of a previously withdrawn scheme. On this basis, given that there is a clear benefit to highway safety, the new access is considered to be acceptable.

The replanting of the removed hedge and the planting in the stopped up access is considered to be acceptable and will in time ensure there is no harm to the visual amenity of the area.

**8.0 RECOMMENDATION**

**8.1 That planning permission be granted subject to the following conditions;**

- 1. Commencement 3 years.**
- 2. List of approved plans.**
- 3. Sample materials.**
- 4. Turning area and car parking.**
- 5. No surface water drainage to highway.**
- 6. Gates/carriage way.**

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