
APPLICATION NO.	P11/W1609
APPLICATION TYPE	FULL
REGISTERED	15.08.2011
PARISH	SOUTH STOKE
WARD MEMBER(S)	Ann Ducker MBE Pearl Slatter
APPLICANT	Phyllis Earle (Farming) Ltd
SITE	Barracks Farm North Stoke Wallingford
PROPOSAL	Erection of a new grain store. Demolition of existing grain store and hopper.
AMENDMENTS	As clarified by additional information accompanying Agent's email dated 25 October 2011.
GRID REFERENCE	461345/185310
OFFICER	Mrs S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to Committee because the Leader of the Council, Mrs Ann Ducker MBE has an interest in the company that has made the application and has declared a personal interest in the application.
- 1.2 The application site forms part of a larger farmyard complex to the east of the B4009 (Goring to Crowmarsh Road). Access to the farm complex and two cottages is gained off a short section of single track road off the B4009. The site lies within the Chilterns Area of Outstanding Natural Beauty and is also within an area of archaeological restraint.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application, seeks planning permission for the demolition of an existing grain store and hopper and the erection of a new grain store with drying facility. The proposed grain store would measure 46m x 24m in footprint (floor area of 1170 square metres); 6.75m to the eaves and 10m to the ridge; the existing grain store is 37m x 10m, (floor area of 377 square metres and 6m to the eaves). The dryers would be provided in two outshoots on the southern elevation of 6m x 5.5m in footprint. There would be a net increase of floor area of 793 square metres. It would be clad in plastic coated, box profile, steel cladding in svelte grey for the walls and profile, big 6, Farmscape, corrugated sheets for the roof in bracken. A new/improved concrete apron to the north of the building would be provided measuring 12 m x 46 m .
- 2.2 Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Copies of the Design and Access Statement and all the consultation responses can be viewed on the Council's website at www.southoxon.gov.uk.

3.0 **CONSULTATIONS & REPRESENTATIONS**

- 3.1 South Stoke Parish Council No observations to date
- Health and Housing
(Environmental Protection Team) Following the receipt of the additional noise information from the applicant's agent, I have no observations in relation to this application.

OCC (Archaeology)	No objection subject to conditions in respect of archaeological evaluations.
Countryside Officer	The existing grain store does not provide conditions suitable for protected species and there are unlikely to be any other significant ecological issues arising from the proposal.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P11/W1193 – Conversion of barns to a craft workshop - Approved

5.0 **POLICY & GUIDANCE**

- 5.1 Adopted SOLP 2011 Policies

G2 – Protection of District’s resources, G3, proximity of new development to existing services and links to public transport, G4 – Development in the countryside, G6 – Quality of design and local distinctiveness, C1 – Landscape character, C2 – Impact on AONB, C8 – development affecting protected species, EP1 – adverse affects of development, EP3 – proposals for external lighting, EP6 - Surface water drainage requirements, EP8 – Contaminated land, D1 – Principles of good design, D8 – Conservation and efficient design, D9 – Renewable energy, A1 – Agricultural development, A3 – Agricultural diversification.
South Oxfordshire Design Guide

PPS1 – Delivering Sustainable Development
PPS4 – Planning for Sustainable Economic Growth
PPS7 – Sustainable Development In Rural Areas
PPG13 – Transport

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in this case are;

- Whether the principle of development is acceptable;
- Impact on Area of Outstanding Natural Beauty
- Nature conservation; and
- Neighbour impact

- 6.2 **The principle.** PPS7- Sustainable Development in Rural Areas promotes rural diversification as one of its objectives by developing rural enterprises that provide a range of jobs.

Paragraph 27 of PPS7 encourages support for proposals for agricultural development which allow farmers to become more competitive, sustainable and environmentally friendly, adapt to changing markets, comply with changing legislation and broaden their operations.

PPS7 supports well conceived farm diversification schemes that contribute to sustainable development and which help to sustain the agricultural enterprise and are consistent with their rural location.

Policy A1 of the adopted SOLP supports the approach set out in PPS7 by allowing for new agricultural buildings and farm diversification provided that there is a need for the building which can not be met by existing buildings on the farm or nearby and subject to the following criteria;

- that the siting of the building would not be prominent in the landscape and would not damage the amenities of occupants of nearby properties (see paragraph 6.5 for neighbour impact),

- the design and materials are in keeping with its surroundings, bearing in mind the particular needs of the farming industry, and that satisfactory landscaping is proposed and
- wherever possible, the development should be located close to existing buildings rather than in the open countryside.

- 6.3 **Need.** The existing grain store dates from the 1960's is inadequate for the productive capacity of the farm and would require major repairs and upgrading if it was to be used in another harvest. It is not large enough to store all the crops from the farm at present which requires the use of a number of buildings across the holding for storage. The new facility is required to store produce arising from the 2012 harvest and will be able to accommodate current and future yields and complies with the Food and Safety Act 1990. The grain store has been designed to store 2,000 tonnes of produce in four separate bunkers at any one time at a depth that is suitable for grain drying with an under floor system. Planning permission is required for the grain store because the size exceeds the floor area allowed under agricultural permitted development rights. There are no other buildings on the farm suitable for storing the volumes required or that can comply with current legislation. It is accepted that there is a need for the new building and that it will improve efficiency and operation of the existing farm enterprise.
- 6.4 **Siting, design, materials and impact on the AONB.** The proposed building is more than double the footprint of the existing grain store but of a similar height and materials; it would also extend the existing complex into the adjacent field. However, it would still be closely linked with existing buildings and the existing grain store and hopper would be demolished so that the overall impact on the landscape will be minimized. The proposed buildings are clearly designed as agricultural buildings and are in keeping with other buildings on the complex.
In this case, the buildings are in a sensitive landscape AONB and would be visible from surrounding public roads. There are no proposals for a landscaping scheme; the existing complex sits on an open plain with few field boundaries; the existing buildings are not screened in the landscape by vegetation. In this case landscaping around the building itself would be ineffective for a building of this scale and wider landscaping would remove additional productive agricultural land from the farm holding. As the new grain store would be closely associated with an existing complex of buildings and involves the removal of an existing large building the proposal would not have a materially greater impact in visual terms in the landscape in your officer's view.
- 6.5 **Lighting.** The design and access statement sets out the requirements for modest external lighting to provide safe access and egress from the building. Pedestrian doors will have bulkhead style low energy PIR operated lights. The building's internal lighting will provide sufficient light spill through open doors to provide safe access when the building is in use. Four manually operated sodium light fittings will be located on the north and west elevations of the building for use when unloading the store. These lights will be angled downward to reduce light glare towards residential properties and can be fitted with baffles if required. The lights and the building will only be utilised when the store is being used as a place of work and not all the time.
- 6.6 **Nature conservation issues.** Policy C8 also aims to ensure that protected species and their habitats are not adversely affected by new development. The existing grain store and hopper are unsuitable for use by bats, barn owls or other protected species and as such there are no objections to this proposal.
- 6.7 **Neighbour impact.** There are two residential properties adjacent to the farm complex. The dwellings would be some 135m distance from the proposed grain store which is a similar distance to the existing drying facility in the grain store that is to be removed. In

addition the new dryers are of a modern specification and would be located on the southern side of the building and main body of the building which would act as a further screen from any noise associated with the dryers. Given the screening properties of the new grain store and the more efficient and quieter dryers used, the proposal will not have a detrimental effect on the amenity of nearby neighbours.

7.0 CONCLUSION

7.1 In your officer's view the proposed new grain store is acceptable because the use is compatible with the countryside location, the building will be viewed in the context of the existing farm complex and have little impact on the landscape, or neighbours. The use will support the current operation of the farm by providing a building that is up to a modern specification thereby supporting the rural economy and accords with the relevant Development Plan Policies.

8.0 RECOMMENDATION

8.1 **Your officers recommend that Planning Permission is granted for the new grain store subject to the following conditions:**

- 8.2
1. **Commencement 3 years**
 2. **Compliance with approved plans**
 3. **Demolish specified buildings**
 4. **Specified materials**
 5. **Archaeology – evaluation required**
 6. **Archaeology**
 7. **Lighting scheme as set out in Design and Access statement**

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