

<b>APPLICATION NO.</b>	<a href="#">P17/S1449/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	21.4.2017
<b>PARISH</b>	ROTHERFIELD PEPPARD
<b>WARD MEMBERS</b>	Charles Bailey David Nimmo-Smith P Unwin
<b>APPLICANT</b>	
<b>SITE</b>	Arundel, Church Lane, Rotherfield Peppard RG9 5JN
<b>PROPOSAL</b>	Erection of a 5 bay tractor shed
<b>OFFICER</b>	Davina Sarac

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**1.0 INTRODUCTION**

- 1.1 This application is referred to the Planning Committee because the officer's recommendation to grant planning permission conflicts with the views of Rotherfield Peppard Parish Council.
- 1.2 The application site (which is shown on the Ordnance Survey Extract **attached** at Appendix A) is a field to the south adjoining the residential property Arundel. The site falls within the Chilterns Area of Outstanding Natural Beauty (AONB). The application site is located outside the residential curtilage of the property but is within the same ownership. The land subject to the application slopes sharply downwards from a north to south direction. Rotherfield Peppard Footpath 12 passes adjacent to the south of the site.

**2.0 PROPOSAL**

- 2.1 The application seeks planning permission for a five bay tractor store located in the south-west corner of the field. The building would be single storey and would be 5.0 metres in length by 16.0 metres wide and would have a sloping roof from an eaves of 2.5 metres high at the back rising to 3.3 metres to the front. The proposed building would be constructed from horizontal cedar boarding and a grey metal roof.
- 2.2 Copies of the current plans are **attached** at Appendix B whilst other documentation associated with the application can be viewed on the Council's website:  
<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P17/S1449/FUL>

**3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **Rotherfield Peppard Parish Council** – Object on the grounds that:
- there is no justification for this proposal
  - it is contrary to the application point 24 as it extends into the countryside
  - It is very visible as can be viewed from Blounts Court Road, Stony Bottom and the B481.
  - It is contrary to Policies CSEN1, CSQ3, G2, G4, D1 and A1.

**Neighbour representations** – None received.

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 The dwelling on site has received numerous planning consents over recent years, including planning permission for a replacement dwelling, a detached annexe and most recently a stable block.

**5.0 POLICY & GUIDANCE**

**5.1 National Planning Policy Framework**

National Planning Policy Framework Planning Practice Guidance (NPPG)

**5.2 South Oxfordshire Core Strategy (SOCS) Policies 2027**

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ3 - Design

CSS1 - The Overall Strategy

**5.3 South Oxfordshire Local Plan 2011 (SOLP 2011) saved policies**

D1 - Principles of good design

G2 - Protect district from adverse development

C4 - Landscape setting of settlements

**5.4 Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

**6.0 PLANNING CONSIDERATIONS**

**6.1 The main issues to be considered are:**

1. The impact on the character and appearance of the site and the surrounding AONB
2. The impact on the amenities of the area

**6.2 The impact on the character and appearance of the site and the surrounding AONB**

Whilst the application is for a tractor store, the tractor store is not for agricultural purposes and therefore falls to be assessed against policies that deal with design and the impact upon the landscape. The owners of Arundel collect tractors and farm machinery and the application is required to house this collection. An email from the agent confirms that as a collection, the machinery is not used on a regular basis so this is mainly a storage facility and not for commercial use.

**6.3 Policy CSEN1 states that the district's distinct landscape character and key features will be protected against inappropriate development and where possible enhanced. It goes on to state that (i) where development is acceptable in principle, measures will be sought to integrate it into the landscape character of the area; and (ii) high priority will be given to conservation and enhancement of the Chilterns (AONB) and planning decisions will have regard to their setting. Policy C4 of the SOLP states that development which would damage the attractive landscape setting of the settlements of the district will not be permitted. The effect of any proposal on important local landscape features which contribute to the visual and historic character and appearance of a settlement will be considered.**

**6.4 It is considered that the proposed tractor store building would be of an appropriate scale and design and would have the appearance of an agricultural building. The building is sited such that it is tucked away and well screened by established trees and there is an existing track along the western side of Arundel giving access to this land. There is a valley to the south of the site and the proposed building would be positioned close to the bottom of the valley and so would not be highly visible in longer views across the other side of the valley given the existing topography of the land and the screening of the trees along the edge of the field. However, it would be partially visible from the public footpath 12 which passes along the south of the site. It is considered that the building would not appear unduly prominent in public views from this footpath.**

Whilst the proposal would be visible in the landscape, its design and appearance would be appropriate and the landscape quality of this part of the AONB would be preserved. The Parish have raised concerns that the proposal would be highly visible from the B481, Blount Court Road and Stony Bottom. However, given the gradient of the land and the screening of the existing trees it is considered that the proposal would not be highly visible.

**6.5 The impact on the amenities of the area**

In terms of its impact on the amenities of the area, it is considered that the development would not lead to any significant increase in traffic. The development would be for the private use of the occupants of Arundel. Given the scale of the development, it is considered that it would not result in any excessive noise or other disturbance to the neighbouring properties. The development would be for low key personal use and would therefore not result in excessive use of the surrounding public right of way network.

**6.6 Community Infrastructure Levy (CIL)**

The council's CIL charging schedule has been adopted and applied to relevant proposals since 1 April 2016. CIL is a planning charge that local authorities can implement to help deliver infrastructure and to support the development of their area, and is primarily calculated on the increase in footprint created as a result of the development. In this case the development is not liable for CIL.

**7.0 CONCLUSION**

7.1 The proposal complies with the relevant Development Plan Policies and, subject to the recommended conditions, would not be detrimental to the character and appearance of the site or the surrounding Area of Outstanding Natural Beauty, and would not harm the amenities of the area in terms of traffic, excessive bridleway use, noise and other disturbance.

**8.0 RECOMMENDATION**

8.1 **That planning permission is granted subject to the following conditions:**

**1 : Commencement of development within three years.**

**2 : Development to be carried out in accordance with the approved plans.**

**3 : Materials to be as indicated on the approved plans.**

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