

APPLICATION NO.	P17/S0880/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	17.3.2017
PARISH	BRITWELL SALOME
WARD MEMBER	Anna Badcock
APPLICANT	Mary Roadnight
SITE	Foxington Britwell Salome, OX49 5LG
PROPOSAL	Agricultural Barn
OFFICER	Tom Wyatt

1.0 INTRODUCTION

1.1 This application is referred to Committee as the Officers' recommendations conflict with the views of the Parish Council.

1.2 The application site (which is shown on the OS extract **attached** as Appendix A) is located on the edge of Britwell Salome and is within the Chilterns Area of Outstanding Natural Beauty (AONB). The site adjoins existing agricultural buildings to the north and there are existing residential properties to the south. Open countryside in the form of cultivated farmland extends to the east.

2.0 PROPOSAL

2.1 The application seeks retrospective planning permission for the erection of an agricultural barn. The main body of the barn is approximately 14 metres square and there is a wing on the eastern side of the main barn measuring approximately 4.5 metres wide and 26 metres long. The height of the building is approximately 7.5 metres and it is faced in timber cladding for the walls and grey profile fibre cement sheeting for the roof.

2.2 A copy of the plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Britwell Salome Parish Council** - Objects

South Oxfordshire District of CPRE – Objects due to the impact on the AONB
Red Kite Development Consultancy on behalf of 6 Residents - Object

Neighbours – 6 letters of objection received:

- Larger than the barn previously permitted and in a different position
- No agricultural need for the development
- Potential for further development on the adjacent land
- Concerns about alternative business use of the building
- Other agricultural buildings are already available
- Noise and disturbance and loss of privacy to neighbouring properties

4.0 RELEVANT PLANNING HISTORY

4.1 [P16/S2308/AG](#) - Proposed agricultural barn

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy (SOCS) Policies;
 CS1 - Presumption in favour of sustainable development
 CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 (SOLP 2011) Policies;

- A1 - Erection of agricultural building
- C4 - Landscape setting of settlements
- D1 - Principles of good design
- G2 - Protect district from adverse development
- G4 - Protection of Countryside

5.3 Supplementary Planning Guidance/Documents

South Oxfordshire Design Guide 2016 (SODG 2016)

5.4 National Planning Policy Framework (NPPF)

National Planning Policy Framework Planning Practice Guidance (NPPG)

6.0 **PLANNING CONSIDERATIONS**

6.1 The main planning issues in relation to this application are:

1. Principle of the development
2. Impact on the character and appearance of the site and surrounding area
3. Impact on the amenity of neighbouring occupiers

Principle of the Development

6.2 Policy A1 of the SOLP is a permissive policy concerning the erection of agricultural buildings. This Policy states that agricultural buildings will usually be permitted provided that there is a need for the building which cannot satisfactorily be met by existing buildings or structures on the farm or nearby.

6.3 The need for the building was considered under an agricultural prior notification scheme (P16/S2308/AG) and it was accepted by the council that the barn was reasonably necessary for the purposes of agriculture within the unit as required by Class A, Part 6 permitted development rights. Therefore, the principle of the barn has already been established under the prior notification procedure and the only reason that planning permission is now required is because the barn was not strictly built in accordance with the details agreed under application P16/S2008/AG.

6.4 The supporting documents with the application advise that the applicant farms around 410 acres in the local area and that the majority of this area is farmed under contract. However, the supporting information seeks to provide some flexibility to enable the applicant to store equipment and feedstuffs should the nature of the farming enterprise change. At the present time the applicant has a need to maintain the hedgerows, fencing, tracks and wildflower areas on her land and storage for equipment associated with this is required. Whilst objectors have questioned the need for the building, the council has previously accepted its need under application P16/S2008/AG and the justification for the barn has not changed. I consider that the existing barn could be demolished and reconstructed in complete accordance with P16/S2008/AG without any further need to apply to the council.

Impact on the Character and Appearance of the Site and Surrounding Area

6.5 Policy A1 of the SOLP seeks to ensure that the siting of agricultural buildings are not prominent in the landscape and that the design and materials of the building are in keeping with the surroundings. Criterion (iii) of Policy A1 encourages agricultural

buildings to be sited close to other buildings rather than in the open countryside. In this regard the barn is sited immediately alongside existing agricultural buildings connected with Red Lion Farm, and also lies close to other buildings forming part of the village. From the open countryside to the east, where the nearest public right of way is approximately 500 metres away, the barn is viewed in context with and against the backdrop of existing agricultural and residential development, and as such would not be an incongruous or isolated development. The barn is designed for agricultural purposes and the external facing materials are appropriate for the type of building and sympathetic to the rural character and appearance of the site and its surroundings.

- 6.6 The design and general dimensions of the barn are very similar to the building approved under P16/S2308/AG. A copy of the plans relating to this earlier scheme is **attached** as Appendix C. The only material differences are that the main body of the barn is slightly wider and deeper than the previous scheme and the wing to the east is slightly deeper. I do not consider that these differences have any significant impact on the landscape qualities of the wider AONB compared to the approved scheme.

The Impact on the Amenity of Neighbouring Occupiers

- 6.7 Policy A1 of the SOLP also seeks to ensure that agricultural buildings do not damage the amenities of neighbouring occupiers. The barn is clearly visible from adjoining residential occupiers but is approximately 30 metres away from the nearest dwellings. In my view, due to the siting and scale of the barn it would not cause any significant loss of light or outlook to neighbouring occupiers. The activities associated with the use of the barn would be clearly apparent from the neighbouring properties but would be of a similar nature to the agricultural activities associated with the immediately adjacent agricultural buildings and would not be incongruous within this rural landscape or so intensive as to cause significant detriment to the neighbouring occupiers.

7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with the relevant development plan policies and national planning policy as, subject to conditions, the development would respect the character and appearance of the site and the surrounding area and would not cause any significant harm to the amenities of neighbouring occupiers. In addition the proposal would not cause a severe impact in respect to highway safety and convenience.

8.0 **RECOMMENDATION**

- 8.1 **That planning permission is granted subject to the following condition**

1 : Agricultural use only

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