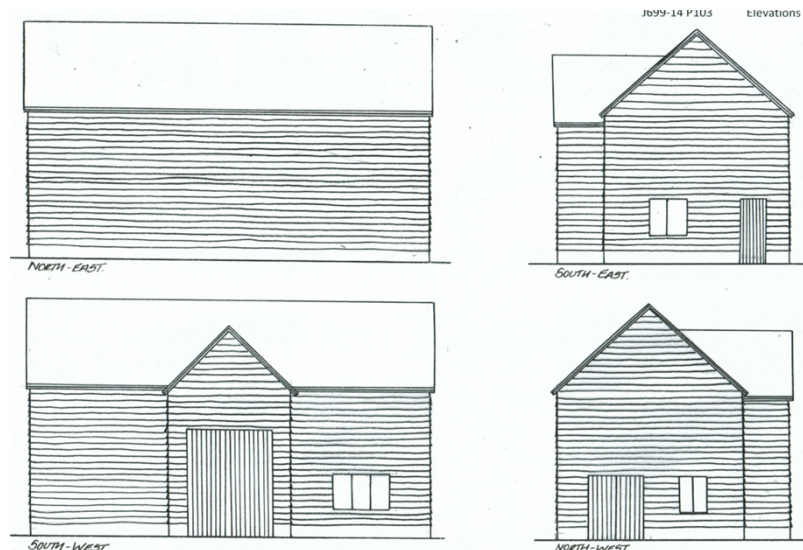


<b>APPLICATION NO.</b>	<a href="#">P18/S0780/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	6.3.2018
<b>PARISH</b>	STANTON ST JOHN
<b>WARD MEMBER(S)</b>	John Walsh
<b>APPLICANT</b>	Mr & Mrs Worrall
<b>SITE</b>	Holly Cottage, Mill Street, Stanton St John, OX33 1HJ
<b>PROPOSAL</b>	Erection of an agricultural building
<b>OFFICER</b>	Paul Bowers

1.0 **INTRODUCTION**

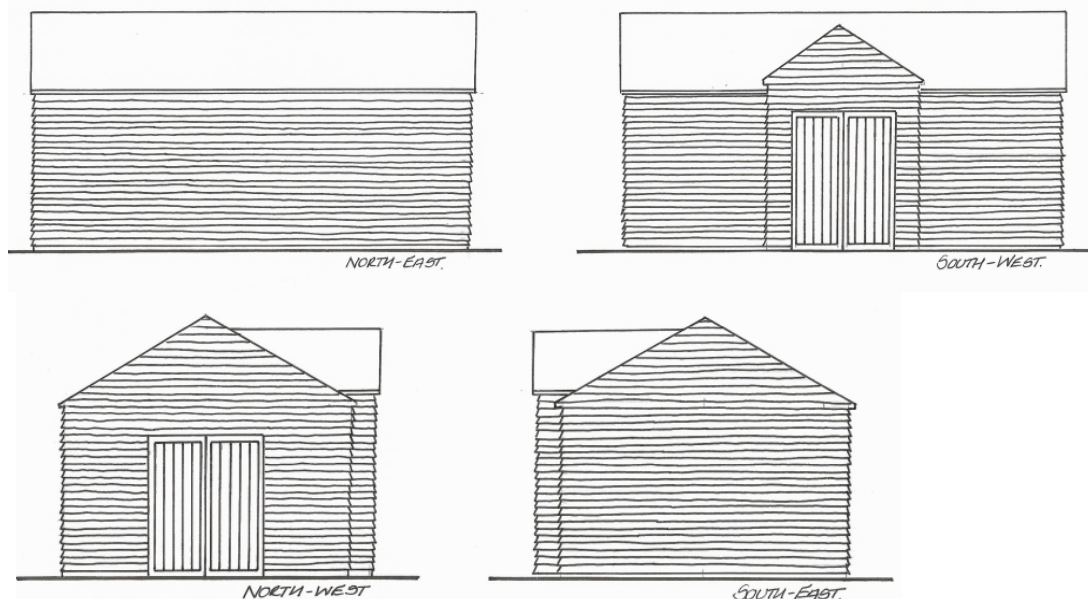
- 1.1 The application is referred to the Planning Committee because the views of the Stanton St John Parish Council differ from the officer's recommendation of approval.
- 1.2 Holly Cottage is detached two storey dwelling on a relatively large plot on the outskirts of Stanton John but within the Conservation Area and the Green Belt. It is newly built replacement dwelling and includes agricultural land to the north within the same ownership.
- 1.3 Planning permission was sought in 2015 under application reference P15/S2242/FUL for an agricultural building. Through advice from an agricultural specialist it was concluded that the size of the building was not proportionate for the size of the land to be farmed and that in officers view the building was too domesticated in overall appearance. The building would have been 7.9 metres high and 13.3 metres wide. That application was ultimately withdrawn prior to the council issuing a decision.

**Elevations of the building from withdrawn application P15/S2242/FUL are below;**



Planning permission under application reference P16/S0623/FUL was granted for erection of a single storey pitched roof timber agricultural building and again in 2017 under application reference P17/S0630/FUL for a similar building 1 metre higher than the approved version. It measured 5.5 metres high and 10 metres wide.

The approved plans under application P17/S630/FUL are below;



1.4 A plan identifying the site can be found at **Appendix 1** to this report.

## 2.0 PROPOSAL

2.1 This application seeks planning permission for a similar building to that approved under application P17/S0630/FUL in the same location but 3 metres wider taking it to an overall width of 13.4 metres with a height of 5.5 metres.

The building is to be used for the keeping of equipment associated with the farming of the land. The increase in the size of the building is to accommodate a farm tractor as opposed to a compact tractor.

2.2 Reduced copies of the plans accompanying the application can be found at **Appendix 2** to this report. All the plans and representations can be viewed on the council's website [www.southoxon.gov.uk](http://www.southoxon.gov.uk) under the planning application reference number.

## 3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Stanton St John Parish Council** – Recommend that the application is refused for the following reasons;

- The building is too large for the farmed area.
- There is a risk of further development.

**Neighbour Responses** – None received.

**Countryside Access** - No objection but do not wish to the public right of way to be obstructed from construction activity.

**SGN Plant Protection Team** - No objection.

**Countryside Officer** - No objection.

## 4.0 RELEVANT PLANNING HISTORY

4.1 [P17/S0630/FUL](#) - Approved (31/03/2017)

Erection of an agricultural building  
[P16/S0623/FUL](#) - Approved (14/04/2016)  
Erection of an agricultural building.

[P15/S2242/FUL](#) - Withdrawn (04/01/2016)  
Erection of an agricultural building.

## 5.0 **POLICY & GUIDANCE**

### 5.1 **National Planning Policy Framework National Planning Policy Framework Planning Practice Guidance**

#### **South Oxfordshire Core Strategy 2027** policies

CSEN2 - Green Belt protection

CSQ3 - Design

CSB1 - Conservation and improvement of biodiversity

#### **South Oxfordshire Local Plan 2011** policies;

A1 - Erection of agricultural building

C8 – Adverse affect on protected species

D1 - Principles of good design

G2 - Protect district from adverse development

GB4 – Green Belt

#### **South Oxfordshire Design Guide 2016**

## 6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues to consider in relating to the proposed development are as follows;

- **The impact on the Green Belt.**
- **The principle of erecting an agricultural building.**
- **Impact on the setting of the conservation area.**
- **Impact on protected species.**
- **CIL.**

### 6.2 **Impact on the Green Belt.**

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is set out in Section 9 of the advice from Central Government in the National Planning Policy Framework.

The five purposes of the green belt are;

- to check the unrestricted urban sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In addition there is a general presumption against inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt. 'Very special circumstances' to justify inappropriate development will not exist unless the harm by reason of inappropriateness and any other harm is clearly outweighed by other circumstances.

The NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt except for the following purposes;

- **Agriculture** and forestry.
- Appropriate facilities for outdoor sport and outdoor recreation, for cemeteries and other uses of land which preserve the openness of the green belt and don't conflict with the purposes of including land in it.
- The extension alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- The replacement of a building where it is in the same use as the existing and is not materially larger.
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan or;
- Limited infilling or partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Agricultural buildings are not an inappropriate form of development in the Green Belt and in that respect the proposal is not harmful.

- 6.3 The second step of assessing development in the Green Belt is to determine whether the building would harm the openness.

Permission was granted last year for a similar building in the same location. The differences between the approved scheme and the proposed development is a difference of 3 metre in terms of the width of the building.

In my view the increase of width in terms will have no appreciable or material impact on the wider openness and therefore in terms of the Green Belt the development is acceptable.

Whilst the parish council have concerns that proposed development is a gradual creep back to the scheme that was withdrawn, I do not agree. The width of 13 metres is the same but there is a significant difference in height in that the proposed building is 2.4 metres lower than the withdrawn scheme. In conjunction with the very high eaves of that 2015 proposal which gave it domestic proportions and appearance I conclude that there are significant differences between the two schemes and by granting permission for this development it is not a creep back to a building that officers concluded was unacceptable.

- 6.4 **Principle of erecting an agricultural building.**

Policy A1 of the South Oxfordshire Local Plan 2011 (SOLP) 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.

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.

6.5 The building will be sited discretely away from prominent public views and will not be prominent in the wider landscape.

There are no nearby adjoining properties that will be adversely affected by the development.

The design is simple and the materials are traditional rather than the more common corrugated metal sheeting of larger agricultural buildings found in the wider locality. It is almost identical to the scheme approved last year and therefore this development also accords with Policy A1

6.6 **Impact on protected species.**

Policy CSB1 of SOCS and Policy C8 of SOLP seek to ensure that a development does not result in a net loss of biodiversity and to provide protection for protected species.

The Council's Ecologist has been consulted and concluded that the proposed barn would not have any direct or indirect impacts on the adjacent SSSI and the habitats directly affected are of low conservation significance. The proposal does not therefore conflict with the either of these policies.

6.7 **Impact on the setting of the conservation area.**

Policy CSEN3 of the South Oxfordshire Core Strategy (SOCS) and Policy CON7 seek to preserve and enhance conservation areas and protect their setting.

The site is not included in the Stanton St John Conservation Area which does include the dwelling house at Holly Cottage but excludes the site of the proposed building. This can be seen in **Appendix 3**.

In the context of the conservation area the building will not be prominent and will be well screened by the existing bank of trees to the south. In addition, the council has already permitted a similar building in this location. Consequently, it is officer's views that there will be no harmful impact to the setting of the conservation area.

6.8 **Community Infrastructure Levy**

Agricultural development is not CIL liable and therefore payments are not triggered by this development.

7.0 **CONCLUSION**

7.1 In my view planning permission should be granted because the proposed building is appropriate development in the Green Belt and does not significantly harm the wider openness or the visual amenity of the Green Belt.

It is sited in such a way that it is not unduly prominent nor detracts from the wider landscape. It does not harm the conservation area and in conjunction with the attached conditions the proposal accords with relevant development plan policies.

8.0 **RECOMMENDATION**

8.1 To grant planning permission subject to the following conditions:

1. Commencement three years - full planning permission.
2. Approved plans.
3. Sample materials required (all).

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