
APPLICATION NO.	P13/S2432/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	7.8.2013
PARISH	STADHAMPTON
WARD MEMBER(S)	Mr Marc Hiles Mr Philip Cross
APPLICANT	Mr Stephen Hendry
SITE	Wholesale Plants Limited Ascott Stadhampton, OX44 7UH
PROPOSAL	Erection of an ancillary building.
AMENDMENTS	As clarified by Agent's email dated 19 September 2013.
GRID REFERENCE	461631/199084
OFFICER	Ms S Crawford

1.0 **INTRODUCTION**

- 1.1 The application has been referred to the Committee because the recommendation conflicts with the views of the Parish Council.
- 1.2 The site is in an isolated location at the end of an unmade single track that doubles as a public footpath and a farm track and is part unmade. The site has been in use for horticultural purposes since 2005 and there are a number of polytunnels and other buildings on the site in connection with this use. The site falls within the clay vale area identified in the landscape character assessment in an area of undulating open vale. The site is visible from the public footpath that runs adjacent to the site. The site has no special designation.
- 1.3 The site is identified on the Ordnance Survey Extract **attached** at Appendix 1.

2.0 **PROPOSAL**

- 2.1 The application seeks full planning permission for an ancillary building to provide an office in connection with the horticultural business operating on the site. The office would be a timber frame structure with timber clad walls and plain clay tiles on the roof. The building would stand on staddle stones to a total height of some 6 metres. Reduced copies of the plans accompanying the application are **attached** at Appendix 2. Full copies of the plans and consultation responses are available for inspection on the Council's website at www.southoxon.gov.uk.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 Stadhampton **REFUSE**. There is insufficient vehicular access and parking for yet another ancillary building.
Parish
Council The Parish Council is also concerned about the 'drip, drip' nature of planning applications for this site where refusal would probably be the planning decision if applied for as one block application rather than a series of separate applications.

OCC
(Highways) No objection. The proposal seeks the erection of an ancillary building for office use by the applicant/owner. As this office accommodation is to be used by the applicant/owner for the business and not rented out to a 3rd party then vehicle movements are likely to be unaffected by the proposal especially as the applicant/owner lives on site. The application is unlikely to cause any severe harm to the highway network or users of the highway.

4.0 RELEVANT PLANNING HISTORY

4.1 [P13/S1456/RM](#) - Approved (10/07/2013)

Application for Reserved Matters following Outline permission P10/W1770/O for erection of agricultural workers dwelling. (Re-submission of refused application P12/S1417/RM)

[P12/S1417/RM](#) - Refused (10/12/2012)

Erection of agricultural workers dwelling.

[P12/S0409](#) - Approved (11/06/2012)

Erection of tractor shed/workshop (as amended by revised plans accompanying Agent's e-mail dated 08 June 2012).

[P10/W1770/O](#) - Approved (07/03/2012)

Erection of agricultural workers dwelling. As clarified by agent's emails dated 14 January 2011 and 14 June 2011

[P10/W1769](#) - Approved (11/01/2011)

Erection of polytunnel

[P10/W1768](#) - Approved (11/01/2011)

Erection of polytunnel.

[P06/W0395/RET](#) – Withdrawn (21/12/2006)

Retention of structure to provide temporary accommodation for an agricultural worker (as clarified by Agent's letter dated 12 May 2006 and as corrected by site survey accompanying Agent's letter dated 4 December 2006).

[P04/W0839/AG](#) – Application not required (21/04/2005)

Erection of 2 polytunnels and new stone track from existing access (siting as revised by drawing No KKC1 accompanying agent's letter dated 21 December 2004).

[P71/M1074](#) - Approved (18/01/1972)

Proposed covered yard and dutch barn.

5.0 POLICY & GUIDANCE

5.1 South Oxfordshire Core Strategy policies

CSEN1 - Landscape protection

CSM1 - Transport

CSQ2 - Sustainable design and construction

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

- A1 - Erection of agricultural building
- D1 - Principles of good design
- G2 - Protect district from adverse development
- G4 - Protection of Countryside
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

6.0 **PLANNING CONSIDERATIONS**

6.1 The main issues in this case are:

- Whether the principle of development is acceptable
- Landscape impact
- Design and materials
- Neighbour impact, and
- Highways impact.

6.2 **History.** The principle of some development to serve an agricultural need on the site has been established and planning permission has been granted for an agricultural building, 4 polytunnels (two were the subject of an agricultural notification) and a mobile home in 2004. Planning permission has subsequently been granted for a permanent agricultural workers dwelling on the site. The nursery specialises in tropical, sub tropical and other exotic plants that have to be grown under cover to provide the heat they need to grow.

6.3 **Principle.** Policy A1 allows for new agricultural buildings in the countryside subject to 3 criteria provided that the need for the building can not be accommodated in existing buildings or nearby. Given the isolated nature of the site there is a need for an ancillary office building that can not be currently met by the existing buildings or nearby. The principle of a further building is acceptable subject to the following criteria;

- The siting would not be prominent in the landscape
- Design and materials are in keeping with surroundings, and
- The buildings should be located close to existing structures.

6.4 **Landscape impact.** The site falls within the clay vale area identified in the landscape character assessment in an area of undulating open vale. It is an area where restoration is recommended as it is open and denuded landscape with weak hedgerow structures. These are visually exposed areas where new development would be highly prominent unless closely associated with existing built form or well integrated within new landscape frameworks. The proposed office building is sited between the polytunnels, tractor store, storage buildings and the site for the approved dwelling and the buildings as a whole will be viewed as a complex on the site and are acceptable in terms of the landscape impact. The applicant has also invested in a substantial amount of planting on the boundaries and within the site which has helped to assimilate the development into the landscape to some degree. Given the isolated nature of the site, there is no passing vehicular traffic and the visual impact of the development is relatively contained.

- 6.5 **Design and materials.** The proposed building is of a design and materials that are reminiscent of a grain store and are appropriate to the rural location in my view.
- 6.6 **Neighbour impact.** The site is isolated and there is no direct impact on any neighbours.
- 6.7i **Highways.** The Parish Council has objected on the grounds that there is insufficient vehicular access and parking for yet another ancillary building. The Parish Council is also concerned about the 'drip, drip' nature of planning applications for this site where refusal would probably be the planning decision if applied for as one block application rather than a series of separate applications.
- 6.7ii Concerns in relation to the inadequate access are acknowledged. However, the new building will provide an office for the existing use and will not involve any increase in the traffic visiting the site. The applicant's agent has clarified that the proposed office is for use by the manager, who will live on site once the approved dwelling is erected. Accordingly, the proposed office will not generate additional traffic. Meetings may be held in the office on occasion; however any visitor vehicular movements will be more than compensated for by the Applicant no longer driving to and from the site as regularly for business purposes. There are sufficient areas of hardstanding at the existing buildings to accommodate occasional visitor parking (as is the case currently, for any existing business visitors to the site). A condition is recommended to ensure that the building will be used for purposes ancillary to the main horticultural use of the site only, which do not include retail sales or use as a dwelling.
- 6.7iii The Parish's other concern is also acknowledged. However, at the outset it was not clear whether the horticultural activity would be viable and it started with only one or two buildings. As the business has grown additional applications have been made as and when they have been required.
- 7.0 **CONCLUSION**
- 7.1 Your officers recommend that planning permission is granted, subject to the specified conditions, because the provision of buildings for a horticultural use is appropriate in a rural area and the siting would not detract from the landscape character. The proposal would accord with the Development Plan policies.
- 8.0 **RECOMMENDATION**
- 8.1 **Planning Permission**
1. **Commencement 3 yrs - Full Planning Permission**
 2. **Approved plans**
 3. **Office use to be ancillary to main use only**
 4. **Horticultural or agricultural use only**

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