
APPLICATION NO.	P13/S2139/FUL
APPLICATION TYPE REGISTERED	Full 5 th August 2013
PARISH WARD MEMBERS	Sonning Common Mr Paul Harrison Mr Alan Rooke
APPLICANT SITE	Mr Stephen Doble Blackmore Farm, Blackmore Lane, Sonning Common, RG4 9NU
PROPOSALS	Erection of agricultural building to form machinery store and farm office.
AMENDMENTS	None
GRID REFERENCE	471502/180005
OFFICER	Tom Wyatt

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee as the Officer's recommendation conflicts with the views of the Parish Council.
- 1.2 The application site (which is shown on the OS extract **attached** as Appendix A) forms part of an agricultural holding located on the eastern side of Sonning Common and is within the Chilterns Area of Outstanding Natural Beauty. Two agricultural barns have recently been erected on the land.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a machinery store and farm office to be sited alongside the existing modern barns on the site.
- 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 CONSULTATIONS AND REPRESENTATIONS

- 3.1 **Sonning Common Parish Council** – The application should be refused for the following reasons:
 -There is no justification for a farm office.
 -No provision for foul sewage disposal.
- 3.2 **Neighbours** – No correspondence received.

4.0 RELEVANT PLANNING HISTORY

- 4.1 P12/S2866/FUL - Erection of an agricultural barn. Planning Permission on 16 January 2013.
- 4.2 P10/E1319/AG - Erection of an agricultural barn. Agricultural Development - Application Not Required on 23 September 2010.

5.0 **POLICY AND GUIDANCE**

- 5.1 Policies of the South Oxfordshire Core Strategy (SOCS)
 CS1 – Presumption in favour of sustainable development
 CSR2 – Employment in Rural Areas
 CSEN1 – Landscape
 CSQ3 – Design

5.2 Policies of the Adopted South Oxfordshire Local Plan 2011 (SOLP):

- A1 - Erection of agricultural building
 D1 - Principles of good design
 EP2 - Adverse affect by noise or vibration
 G2 - Protect district from adverse development
 G4 - Protection of Countryside

5.3 Government Guidance:

- National Planning Policy Framework (NPPF)

5.4 Supplementary Planning Guidance

- South Oxfordshire Design Guide 2008 (SODG)

6.0 **PLANNING CONSIDERATIONS**

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

1. The principle of the development
2. The impact on the character and appearance of the site and surrounding area
3. Other material considerations

The Principle of the Development

- 6.2 Policy A1 of the SOLP is a permissive policy relating to the erection of agricultural buildings. This Policy seeks to limit the visual impact of such development, and in this regard encourages the siting of new buildings close to existing development to limit visual intrusion into the countryside. Furthermore Policy CSR2 of the SOCS supports the economy of rural areas through, inter alia, schemes that support agricultural production and the retention of functioning farm units.

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

- 6.3 The proposed building is relatively large, but not unreasonably so given the need for additional storage. The proposed development is visually well related to the existing barns in terms of its siting, and it would be slightly lower in height and substantially smaller in footprint than the adjacent barns. The design of the building is functional and is clearly related to its proposed use for secure machinery storage and office use associated with the holding. I consider it reasonable for there to be an element of office space within farm buildings to be used in conjunction with the management of the farm enterprise.
- 6.4 The building would be prominent from Blounts Court Road to the north and east due to the general lack of screening from the road. However, the building would be reasonably well set back from the road and would be clearly agricultural in appearance and viewed in context with the existing barns and the surrounding land in general. As such the development would not be incongruous in this location.

- 6.5 Policies CSEN1 of the SOCS and C2 of the SOLP seek to ensure that development does not have a significant impact on the natural beauty and special landscape qualities of the AONB. The development would have a slightly negative impact on the AONB due to its visual prominence in the local landscape. However, having regard to the appropriate siting of the building, and the functional needs of this working farm I consider that the proposal has an acceptable impact in this case.

Other Material Considerations

- 6.6 There are no close neighbours to the proposed development. The proposal does not necessitate the removal of any trees and will not generate any additional traffic over the existing situation.
- 6.7 It is suggested in relation to the recommendations below that details of foul drainage are agreed by condition.

7.0 **CONCLUSION**

- 7.1 The application proposal is in accordance with relevant development plan policies and national planning policy, as it is considered that, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, and would not harm the special landscape qualities of the Chilterns Area of Outstanding Natural Beauty.

8.0 **RECOMMENDATIONS**

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

1. **Commencement – 3 years**
2. **Development to be in accordance with approved plans**
3. **Materials as on plan**
4. **Office use ancillary to the agricultural use of the land**
5. **Details of foul drainage to be agreed**

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