

APPLICATION NO.	P14/S0828/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	20.3.2014
PARISH	ROTHERFIELD PEPPARD
WARD MEMBERS	Mr Alan Rooke & Mr Paul Harrison
APPLICANT	Mrs Yvonne Howie
SITE	Kingwood Farm, Wyfold Lane, Wyfold
PROPOSAL	Erection of portal barn.
AMENDMENTS	None
OFFICER	Paul Lucas

1.0 INTRODUCTION

1.1 This application is reported to the Planning Committee as a result of a conflict between officers' recommendation and the views of Rotherfield Peppard Parish Council.

1.2 The application site is shown on the OS extract identified in **Appendix 1**. The site comprises an established working farm complex containing several open-fronted buildings used for accommodating suckler cows and sheep and storage of machinery and equipment used on this 17 hectare farm. The location of the building would be behind the buildings adjacent to the boundary with Wyfold Lane. The site lies within the Chilterns AONB.

2.0 PROPOSAL

2.1 The application seeks planning permission for the erection of an open-fronted portal-framed building, as detailed on the plans and supporting documents submitted with the application. The proposal falls outside agricultural permitted development rights set out under Schedule 2 Part 6 of the General Permitted Development Order 1995 (as amended), because the combined area of the pole barn under construction and the proposed pole barn would amount to 528.66 square metres, which would exceed the 465 square metres cumulative limit and the building would be used continually for the housing of livestock within 400 metres of the closest dwellinghouse. The plans of the proposed development can be found at **Appendix 2**. Other documents in support of the application can be viewed on the Council's [website](#).

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 **Rotherfield Peppard Parish Council** – The application should be refused due to the lack of necessity. The applicant already has permission to build a barn on the site, which remains un-built.

CPRE – Query the need for so many buildings for this size of holding.

Neighbours – No representations received

4.0 RELEVANT PLANNING HISTORY

4.1 P14/S0493/AG - Withdrawn

Erection of portal barn – This has been resubmitted as the current planning application

[P11/E0108/AG](#) – Prior Approval Not Required (14/03/2011)

Timber portal barn and log store – This is for an identical building to the one now applied for, sited slightly to the west of the current proposal – this did not require planning permission, because it is for emergency lambing purposes, which is exempt from the livestock restriction.

Several other previous applications have been granted in the last 15 years for the erection of farm buildings forming the existing farm complex.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies

CS1 - Presumption in favour of sustainable development

CSEN1 - Landscape protection

CSQ3 - Design

CSS1 - The Overall Strategy

5.2 South Oxfordshire Local Plan 2011 policies;

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

South Oxfordshire Design Guide 2008 – Section 5

Chilterns Buildings Design Guide – Chapter 3

South Oxfordshire Landscape Assessment – Character Area 10

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

The policies within the Core Strategy and SOLP 2011 of relevance to this application are considered to be in general conformity with the provisions of the NPPF and therefore this application can be determined against these relevant policies.

6.0 **PLANNING CONSIDERATIONS**

6.1 The planning issues that are relevant to this application are whether there would be:

- sufficient need for additional farm buildings on this site;
- any adverse impact on the landscape;
- no harm to the amenities of adjoining residential occupiers or the environment; and
- any highways implications.

Need

6.2 The applicant has explained that at present they farm suckler cows and sheep. There are 500 sheep and 250 cattle. All buildings are at present used to house livestock. The enterprise has access to summer grazing in Stoke Row, Woodcote, Radnage and Peppard Common totalling about 200 acres. Kingwood Farm is the main base for the farm enterprise and all livestock return there for winter from November to April. They have no other livestock/storage

anywhere else. The barn would cater for existing sheep and cattle. Everything from tractors and machinery to feed and bedding is stored at the farm. The first pole for the permitted barn was put in place last year and is in the middle of the muck heap. They had not started this barn as their tenancy was due to expire and they had no idea at that time if it would be renewed, but now that it has they can proceed with development. On this basis, officers are satisfied that there is sufficient need for the proposed building.

Visual Impact

- 6.3 Criterion (i) of Policy A1 of the SOLP 2011 requires that the siting of agricultural buildings should not have a detrimental affect on the character and appearance of the area and the landscape and Criterion (ii) requires the design to be appropriate. Criterion (iii) expresses a preference for buildings to be grouped close together. The building would be of a functional design to be expected for buildings on a working farm and very similar in appearance to other buildings already existing or approved on this site. It would be largely screened from public views by the existing buildings and would only be seen in the context of the buildings forming the established farm complex. In the light of the above assessment, the proposal would not detract from the landscape character of this part of the Chilterns AONB and would comply with the above criterion.

Neighbour Impact

- 6.4 Criterion (i) of Policy A1 of the SOLP 2011 also states that the amenities of adjoining residents should not be adversely affected. The building would be located about 350 metres from the closest dwellings and therefore would have no adverse physical impact on residential occupiers in terms of light, outlook or privacy or nuisance from farming activities.

Access and Parking

- 6.5 The proposal would not result in any change to the existing access arrangements and would reduce vehicular movements by avoiding the necessity to transport livestock to other locations over the winter period.

7.0 CONCLUSION

- 7.1 The application proposals comply with the relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance and it is considered that the proposed development would not materially harm the character and appearance of the area or the living conditions of nearby residents and would not result in conditions prejudicial to highway safety.

8.0 RECOMMENDATION

8.1 Planning Permission

- 1 : Commencement 3 yrs - Full Planning Permission
- 2 : Approved plans
- 3 : Materials as on plan
- 4 : Agricultural use only

Agenda Item 13
South Oxfordshire District Council – Committee Report – 28th May 2014

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