

APPLICATION NO.	P14/S3336/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	24.11.2014
PARISH	WEST HAGBOURNE
WARD MEMBER(S)	Leo Docherty
APPLICANT	John A Drewe
SITE	Coscote Farm West Hagbourne Oxon, OX11 0NP
PROPOSAL	General purpose agricultural building for crop and machinery storage. As supported by additional information received on 07 January 2015.
AMENDMENTS	None
GRID REFERENCE	451882/188020
OFFICER	Gabriella Brown

1.0 INTRODUCTION

- 1.1 This application is referred to the Planning Committee because the recommendation conflicts with the views of West Hagbourne Parish Council.
- 1.2 The application site is shown on the OS extract **attached** as Appendix 1. The application site forms part of Coscote Farm located between West and East Hagbourne. The farm holding is more than 5 hectares in size with a dwelling within the main complex along with numerous agricultural outbuildings.
- 1.3 The site is not located within a specially designated area.

2.0 PROPOSAL

- 2.1 The application seeks planning permission to erect a steel framed agricultural building to the south of an existing farm building for which planning permission was granted in 2012. The site forms part of a field that is used for the grazing of livestock and the building is to be used for the storage of machinery and crops. It measures some 73 metres long X 15 metres wide X 7 metres high and it includes a 1.8 metre wide cantilever to the north elevation.
- 2.2 The plans of the proposed development are **attached** at Appendix 2. Full details of the application and the consultation responses can be viewed on the Council's website at www.southoxon.gov.uk.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 **West Hagbourne Parish Council** – The Parish Council object to this on the following grounds:

- Impact on character of area, scale and bulk of building
- Industrialisation and urbanisation of the rural area, over-development
- Increased traffic generation and associated damage to roads and verges (particularly from large agricultural vehicles and towed machinery).

Countryside Access – The proposed application does not appear to affect any recorded Public Rights of Way.

Countryside Officer - No objection

4.0 **RELEVANT PLANNING HISTORY**

4.1 [P11/W2140](#) - Approved (06/03/2012)

General purposed agricultural building crop and machinery storage.

[P10/W0133](#) - Erection of an extension to general purpose farm building to house a cattle handling system and storage. Planning Permission on 01 April 2010.

[P09/W0134/AG](#) - Agricultural building - Agricultural Development - Application Not Required on 12 March 2009.

[P09/W0002](#) - Extension to existing agricultural building for housing livestock. (As clarified by email received 26 February 2009 from Applicant). Planning Permission on 16 March 2009.

[P07/W0111](#) - Erection of open plan barn. Planning Permission on 27 March 2007.

5.0 **POLICY & GUIDANCE**

5.1 South Oxfordshire Core Strategy policies:

CS1 - Presumption in favour of sustainable development

CSM2 - Transport Assessments and Travel Plans

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

EP1 - Adverse affect on people and environment

G2 - Protect district from adverse development

G4 - Protection of Countryside

South Oxfordshire Design Guide 2008

5.3 National Planning Policy Framework

National Planning Policy Framework Planning Practice Guidance

6.0 **PLANNING CONSIDERATIONS**

6.1 **The main considerations in the determination of the application are:**

- **The principle of the development**
- **Highway Impacts**
- **Sustainability**
- **Biodiversity**
- **Other considerations**

6.2 **The principle of the development.** The NPPF states that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development and advises that local and neighbourhood plans should promote the

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development and diversification of agricultural and other land-based rural businesses.

- 6.2.i Policy CSR2 of the Core Strategy favours proposals which support the economy of rural areas through schemes which support agricultural production and the retention of functioning farm units.
- 6.2.ii Saved policy A1 of the adopted South Oxfordshire Plan states that where planning permission is needed for the erection of an agricultural building or structure, this will normally be permitted provided that there is a need for the building or structure that cannot satisfactorily be met by existing buildings on the farm or nearby.
- 6.2.iii The Policy goes on to state that new buildings will be permitted provided that:
- i) the siting of the building would not be prominent in the landscape and would not damage the environment or the amenities of the occupants of nearby properties;
 - ii) the design & materials to be used are in keeping with the surroundings; and
 - iii) wherever possible, the development should be located close to existing buildings rather than in open countryside

6.2.iv Need for Building

The applicant has submitted a supporting statement which sets out the justification for the building. Their argument centres around the fact that since the family purchased the farm in 1974 the business has grown substantially. The size of the holding has increased from 4 to 97 hectares (10 to 240 acres), additional agricultural buildings have been erected and the cattle numbers have increased year on year. All the existing buildings are in use and are full to capacity. The farmer currently rents a building off-site to store machinery but they have stated that they need to vacate these premises in the near future. Stacks of straw are being stored in four locations away from the farm which results in transportation costs and wastage from outside stacks is quoted to be some 20%. In order to maintain their current welfare standards and pass the inspections carried out by the supermarkets that they supply the applicants must maintain clean, vermin free, weather proof feed and crop stores. The security of the farm machinery is also of a concern to the applicants following a recent incident of theft from the farm and a number of other incidents in the last couple of years.

- 6.2.v To conclude therefore, the applicant requires an additional building on the site because all of the existing buildings are at capacity and it is their long-term plan to continue to expand the farm.

- 6.2.vi On the basis of this justification and having regard to the fact that the NPPF actively encourages the growth of agricultural businesses your officers are satisfied that there is a demonstrable need for a new building at the farm and that this successful business should be supported.

- 6.2.vii **i. the siting of the building would not be prominent in the landscape and would not damage the environment or the amenities of the occupants of nearby properties;**

The main farm complex which accommodates a number of farm buildings (as is shown on the submitted site plan) is now full to capacity. In 2012 planning permission was granted for a new general purpose agricultural building some 35 metres to the south east of the main complex and the proposed store is to be located immediately to the south of this existing building. The proposed building is the same size as that recently

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approved and although the Parish Council did have some concerns about the visual impact of a building of that scale on the surrounding countryside, they concluded that they did not feel that they had any planning grounds on which to object to the development.

- 6.2.viii In long-distance views from Main Road and Brook Lane the building would be screened partly by the mature hedges that line the boundaries of the fields with the highway. In views from the north the new building would be read immediately behind the existing building and from the south, particularly from the public footpath, the view would be largely unchanged as the proposed building is the same size as the existing store and it would sit just in front of it. It would also be seen in the context of the other buildings to the north especially in the winter. To the east of the proposed development site is the raised railway embankment which acts as a visual barrier preventing the building from having a significant impact on the wider landscape. Furthermore, this is an area of no special designation in the countryside where agricultural buildings like this are common place.
- 6.2.ix The exterior of the development is to be finished in materials to match the existing farm buildings and is of a simple form and agricultural character. The site is rural in character and the agricultural use is long established. It is your officers' opinion that the erection of an additional agricultural building in such an area where one could reasonably expect to see this type of building would not have a material impact on the landscape character of the area.

- 6.2.x The building would be located well away from non-farm related residential properties such that it would have no impact on neighbouring residential amenity.

6.2.xi **ii. the design & materials to be used are in keeping with the surroundings**

The design of the new building is similar to that of the existing agricultural buildings and is of a simple and traditional pitched roof design with a rectangular footprint. Officers consider that it is wholly in keeping with the design of buildings across the site, and indeed the district, and is appropriate to the agricultural use for which it is intended. The proposed construction materials are in keeping with those used in the finish of the existing buildings and are characteristic of a building of this type.

6.2.xii **iii. wherever possible, the development should be located close to existing buildings rather than in open countryside**

The proposed store will be located adjacent to an existing agricultural building and within close proximity of the main farm complex which is unable to accommodate any further buildings itself.

- 6.3 **Highway Impacts.** There is no proposal to expand the amount of land farmed and the proposed building will allow machinery and straw to be stored on the farm holding where the straw is produced. As a result the number of vehicle movements around the village will be reduced because it will no longer be necessary to transport the straw to one of the four external locations away from the farm which then has to be brought back when it is required. This is contrary to the Parish Council's assertion that the development would result in an increase in the number of large vehicles travelling to and from the farm.

- 6.4 **Sustainability.** The new building will be of a modern form of construction and suited to modern agricultural practice. It is located close to where the straw is produced and, in the opinion of your officers', represents a sustainable form of development.

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7.0 CONCLUSION

7.1 Your officers recommend that planning permission is granted because the proposal complies with the relevant Development Plan policies and, subject to the recommended conditions, the development is acceptable in terms of its impact on the character of the surrounding area and on highway safety.

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 : Materials as on plan.

4 : UNIQUE - Agricultural Use.

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