
Site Address: Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR
Proposal: Application to determine whether prior approval is required for new agriculture barn for storage of hay and straw with revised raised roof to that previously approved under application APP/18/00490.
Application No: APP/20/00293 Expiry Date: 14/05/2020
Applicant: Mr North
Agent: Case Officer: David Eaves
Ward: Hayling West

Recommendation:

1 Site Description

Stoke Farm, Northwood Lane, Hayling Island, is a large agricultural holding located within the central part of Hayling Island. To the west and east of the site lie residential dwellings, to the north and south lie agricultural fields, which form part of the wider Stoke Farm

2 Planning History

00/56626/001

Siting of mobile home to be used for an agricultural worker's dwelling. Temporary Planning Permission August 2000. Expired 31st August 2003.

03/56626/002

Renewal of temporary permission 00/56626/001 for the siting of a mobile home to be used as an agricultural worker's dwelling. Temporary Planning Permission December 2003. Expired on 31 October 2006.

06/56626/003

Renewal of temporary permission 03/56626/002 for the siting of a mobile home to be used as an agricultural worker's dwelling. Temporary Planning Permission July 2006. Expired 31st October 2009.

07/56626/004

Application to determine whether prior approval is required with respect to the siting, design and external appearance of a new barn to replace derelict buildings. Prior Approval Required and Refused October 2007.

07/56626/005

New farm barn to replace derelict building. (Revised application). Permitted January 2008.

09/56626/006

Renewal of temporary Planning Permission 03/56626/002 for the siting of a mobile home to be used as an agricultural worker's dwelling. Permitted July 2010.

APP/13/00427

Construction of additional bay to east of existing barn. Permitted July 2013.

APP/12/00024

Rebuilding of agricultural barn adjacent to southern boundary of farmyard (part retrospective). Reduce branch of 1No. Black Polar tree to south west by 4m and remove 2 small branches subject to TPO 1893.

Refused: Impact on neighbour - Appeal Dismissed 3.1.13

APP/13/00750

Conversion and extension of existing disused barn and cart shed into new 3 bedroom house, with new vehicle and pedestrian access from Northwood. Permitted October 2013

APP/18/00317 - Application to determine whether prior approval is required for new agriculture barn for storage of hay and straw., PAYA,23/04/2018

APP/18/00490 - Application to determine whether prior approval is required for new agriculture barn for storage of hay and straw. PAYA,03/07/2018

APP/18/00669 - Change of use to a mixed use of agricultural and logging/timber business. (Retrospective)., REF,15/11/2018

APP/18/01228 - Change of use to a mixed use of agricultural and logging/timber business with timber processing taking place in north west corner of site only (revised application)., PERM,20/05/2019

3 Proposal

Application to determine whether prior approval is required for new agriculture barn for storage of hay and straw with revised raised roof to that previous approved under application APP/18/00490.

The revised proposal is required to allow agriculture machinery to manoeuvre inside barn and to provide extra height for loader tractor to stack hay/straw bales.

4 Policy Considerations

General Permitted Development Order 2015 Part 6, Class A

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: Not consulted as a Prior approval application

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Siting and External Appearance

(i) Principle of development

The proposed building is permitted under the General Permitted Development Order 2015 Part 6, Class A - the carrying out on agricultural land comprised in an agricultural unit, of 5 hectares or more, of development consisting of (a) works for the erection, extension or alteration of a building, which are reasonably necessary for the purposes of agriculture within that unit.

The GPDO sets a number of requirements for development to be permitted and these are considered in relation to the current scheme below:

Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which
is less than 1 hectare in area;

The applicant has indicated that the parcel of land where the development is to be located is 1ha or more.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

Class Q relates to Agricultural buildings to dwelling houses permitted development. Whilst a barn conversion to residential was granted at the site this was under a full planning permission Ref: APP/13/00750 and not under the permitted development in part Q.

Part S relates to - agricultural buildings to state-funded school or registered nursery. There are no such changes of use within the agricultural unit.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling; -
N/A

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes; The extension to the building is designed so agricultural machinery can manoeuvre.

(e) the ground area which would be covered by—
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; - (the building is not for these purposes) or
(ii) any building erected or extended or altered by virtue of Class A, would exceed 1,000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

D.1(2)(a) states:

an area “calculated as described in paragraph D.1(2)(a)” comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development;

The ground area covered by the proposed development would be increased as a result of the development by 167m². The applicant states that no agricultural building has been constructed on this unit within the last two years. Whilst it is noted that the planning history shows two previous prior approvals as part of the building from 2018 (including one for the current building not yet erected), the floorspace for these would only result in 334 sqm well below the 1000sqm allowed.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

It is noted that Thorney Island is relatively close to this part of Hayling Island. This is considered to be an aerodrome. The distance to the runway and surrounding area is over 3km and it is considered that this requirement will therefore be met.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

The building would not exceed 12m.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

No part of the development would be within 25m of a trunk or classified Road

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

The applicant has confirmed that the building would not accommodate livestock or storage of slurry or sewage.

(j) it would involve excavations or engineering operations on or over article 2(4) land which are
connected with fish farming; or

The proposal does not relate to fish farming.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
N/A

(i) would be used for storing waste not produced by that boiler or system or for storing fuel
not produced on land within the unit; or
N/A

(ii) is or would be within 400 metres of the curtilage of a protected building.
N/A as part of (k) requirements.

The proposed building is permitted under the General Permitted Development Order 2015 Part 6, Class A the carrying out on agricultural land comprised in an agricultural unit, of 5 hectares or more, of development consisting of (a) works for the erection, extension or alteration of a building, which are reasonably necessary for the purposes of agriculture within that unit.

The proposal is therefore considered to meet the requirements of Permitted Development under the GPDO subject to the application to determine the need for prior approval under consideration

(ii) Siting and external appearance

The existing agricultural building is set back from the highway, within the farm courtyard. The proposed extension is located on the southern side of the building, and as such will be screened from public vantage points by the existing building and surrounding built form. From the east the extension would be glimpsed through the boundary hedgerow and agricultural access, and given the proposed limited extension, which would be read within the context of the existing farm complex, the impact would be limited. There would be more significant views from land to the south and east and the raised height of the building over that previously approved would increase this. It is therefore considered appropriate to secure a native hedge to the south and east of the building as shown on the submitted plans and a condition to that effect is recommended. Subject to this it is considered that the development would not have a significant adverse impact on the character and appearance of the area.

The proposed materials are blockwork walls and box profile tin sheeting both Juniper Green. This is considered acceptable.

8 **Conclusion**

The proposed development is not considered to have a significant adverse impact on the character and appearance of the area subject to landscaping. Prior approval is recommended to be required and granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to for application APP/20/00293 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan (Aerial Photo)
Block Plan
Block Plan with photo positions and hedge landscaping details
Rear (South) and East Elevations
West Elevation
Reason: - To ensure provision of a satisfactory development.
- 2 The landscaping works shown on the approved plans (Block Plan with hedge planting) shall be carried out in accordance with the approved details as a double staggered row hedge with planting at a density of 5 plants per metre within the first planting season following the first use of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.