
Site Address:	77 Havant Road, Hayling Island, PO11 0PT		
Proposal:	Application to determine whether prior approval is required for new barn for potato business.		
Application No:	APP/20/00384	Expiry Date:	14/07/2020
Applicant:	Mr Wilson		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation:

1 Site Description

Stoke Fruit Farm, 77 Havant Road, Hayling Island, lies on the west side of Havant Road near a bend in the Road.

2 Planning History

02/53011/003 - Erection of 15m high telecommunications tower supporting 3no. antennae, 2no. microwave dishes (total height 17m), plus associated equipment cabinets located at ground level within a fenced compound for Hutchison 3g., PERM,09/09/2002

01/53011/001 - Application to determine whether prior approval is required for the installation of a 15m high monopole telecommunications tower on a concrete base accommodating 3 cross polar antennae and 2 microwave dishes and equipment cabin air conditioning unit and meter cabinet at ground level within a compound enclosed by a 2.3m high fence., PARP,23/07/2001

02/53011/002 - Erection of 15m high monopole telecommunications tower supporting 3 no. antenna and 2 no. 0.6m microwave dishes (total height 17m), plus 10 equipment cabinets and fencing at ground floor level for Orange plc., PERM,09/09/2002

APP/12/00455 - Application to determine whether prior approval for an agricultural barn., PANR,21/05/2012

APP/16/00800 - Construction of new poultry unit., UNK,

APP/16/00950 - Application to determine whether prior approval is required for the siting and appearance of a 17m high "Swann's Column A" monopole supporting 6no. antennas on the existing foundation, and associated ancillary development., PAYA,31/10/2016

APP/19/00083 - Proposed new vehicular access for use by tractors and goods vehicles., Current Application

3 Proposal

Application to determine whether prior approval is required for new barn for potato

business.

4 Policy Considerations

General Permitted Development Order 2015 Part 6, Class A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

Councillor Joanne Thomas

No Comment.

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: 0

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

7.2 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 1 hectare 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. .

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 building is designed for agricultural purposes.

(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 450sqm. 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 a previous a prior approval as part of the building from APP/12/00455 with an area of 342.25sqm this amounts to a total of 792.25sqm 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, on which there is 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

(ii) Siting and external appearance

The proposed materials would have juniper green walls and cladding box profile tin roof. This is considered to be acceptable as is the siting of the proposed siting of the building.

The proposed building would be sited on a Primary site for Waders and Brent Geese as defined in the Solent Waders and Brent Goose Strategy and policy DM23 of the Havant Borough Local Plan 2014. On the basis of the information available the loss of land available for those species would result in a harmful impact to protected species. The proposed development would therefore conflict with policy CS11 of the Havant

Borough Local Plan (Core Strategy) 2011, Policy DM23 of the Havant Borough Local Plan (Allocations) 2014, Policy E17 of the Pre-Submission Havant Borough Local Plan 2036, The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

8 Conclusion

The proposed development would be sited on a Primary Site for Waders and Brent Geese Strategy. As no ecology information has been provided in support of this matter it has not been demonstrated that the siting of the building would not be harmful to protected species. Prior approval is recommended to be required and refused.

9 RECOMMENDATION:

That the Head of Planning be authorised to for application APP/20/00384

- 1 The proposed building would be sited on a Primary site for Waders and Brent Geese as defined in the Solent Waders and Brent Goose Strategy and policy DM23 of the Havant Borough Local Plan 2014. On the basis of the information available it has not been demonstrated that the loss of land available for those species would not result in a harmful impact to protected species. The proposed development would therefore conflict with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM23 of the Havant Borough Local Plan (Allocations) 2014, Policy E17 of the Pre-Submission Havant Borough Local Plan 2036, The Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.