
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.
Application No: APP/18/00317 Expiry Date: 23/04/2018
Applicant: Mr G North
Agent: Case Officer: Lewis Oliver
Ward: Hayling West

Recommendation: Wrong Application type for recommendation code

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 dwelling, to the north and south lie agricultural fields, which form part of the wider Stoke Farm.

2 Planning History

None relevant

3 Proposal

Application to determine whether prior approval is required for new agriculture barn for storage of hay and straw. The proposal is for an extension to the existing barn which will be approximately 9.14 metres in depth, 18.28 m in width, 3.5 m eaves height, with the height of the roof being 4m, where it meets the existing barn.

4 Policy Considerations

General Permitted Development Order 2015 Part 6, Class A

5 Statutory and Non Statutory Consultations

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:

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.

(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. It is considered that given the proposed limited extension and that it would be read within the context of the existing farm complex that the development would not have a significant adverse impact on the character and appearance of the area.

8 Conclusion

The proposed development is not considered to have a significant adverse impact on the character and appearance of the area, and therefore prior approval for this development is not required.

9 RECOMMENDATION:

That the Head of Planning be authorised to Wrong Application type for recommendation code for application APP/18/00317

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed elevations - Scale 1:100
Location plan

Reason: - To ensure provision of a satisfactory development.