
Site Address:	Northwood Farm, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Erection of poultry unit.		
Application No:	APP/16/01301	Expiry Date:	17/02/2017
Applicant:	Mr S Wilson Stoke Fruit Farm		
Agent:		Case Officer:	Lewis Oliver
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Northwood Farm, Northwood Lane, is a collection of farm buildings located outside of the defined urban area. A Public Right of Way (PROW) runs through the site between the existing farm buildings, the footpath then heads north, passed the proposed location. A line of semi mature trees separates the footpath from the application site, which is currently laid to hard surfacing and from part of a storage area for farm machinery.

2 Planning History

03/54468/001 - Application to determine whether prior approval is required for the erection of a 464.5 sq m grain store., PARP,12/01/2004

APP/16/00338 - Prior Notification for Change of use from agricultural buildings (milking parlour and cattle stalls) to 2No. Residential Dwellings (Class C3) subject to prior approval covering flooding, highways and transport issues, noise and contamination.Approved

3 Proposal

The proposal is for the erection of a poultry unit, which would be located to the north of the existing farm buildings, of which one of these currently house poultry. The proposed building would measure 32.41m x 13.88, with a maximum ridge height of 5.19m and eaves height of 3.29m. The proposal also includes two feed silos located on the southern elevation. The application details that the proposed poultry shed is required to expand the growing enterprise, which provides eggs to local shops.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist - No response
Natural England Government Team- No Objection
County Minerals- No response

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: 1

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact on the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on highway
- (v) Impact on Ecology

- (i) Principle of development

The site is located outside a defined urban boundary, as such policies in the

Local Plans and NPPF seek to restrain development, unless it is considered justified for the needs or agriculture. Stoke Fruit Farm operates a successful and expanding mixed enterprise, which comprises poultry, sheep, arable and a farm shop. The development proposed is considered to be of a type for which a countryside location is essential. The requirements of modern agricultural and associated welfare standards, with the farm preferring to use the recommended organic stocking density of 6 birds per metres squared, results in the need for the required building. It is considered that there is an overriding need for the development in this location and the proposal is therefore considered to comply with the relevant policies in the adopted policies and the NPPF.

(ii) Impact on the character and appearance of the area

In terms of siting the development will be read in the context of the existing farm and residential cottages from long to medium public vantage points, the PROW viewpoints to the north of the site. The scale, height and massing of the building is considered appropriate for its function and are in scale with the existing buildings within the holding. The impact of the development is further mitigated through the existing landscaping, which is to be retained on the boundary between the site and the PROW. It is therefore considered that the proposed development would not have a significant adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The application site is located approximately 70 metres from the closest residential property, which is Northwood Farmhouse, which is in the ownership of the applicant. The next neighbouring property is located 140 metres to the west. Given this distance in combination with the size, scale and massing of the proposal, it is considered that the development would not have a significant adverse impact on the amenities of neighbouring properties.

(iv) Impact on highways

The highway policies of the local plan seek to ensure that development does not create any adverse impact upon highway safety in terms of access, parking and highway movements. The development by virtue of its scale and location is not considered to have a significant adverse impact on the safety or free flow of the highway network.

(v) Impact on Ecology

Natural England have responded to this application and raise no objection, it is therefore considered that the development would not have a significant adverse impact on the ecology of the immediate and surrounding area.

8 Conclusion

The applicant has demonstrated an overriding need for the development to be situated in this countryside location and has also demonstrated that this site is the most appropriate on

the agricultural holding. It is further considered that the proposal would not have a significant adverse impact on the character and appearance of the area, neighbour amenity, highway safety or protected species.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01301

(A)

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

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials used shall be those as identified in section 9 (Materials) in the application form. **Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site location plan - received 23/12/16

A02- Roof plan - received 23/12/16

A03 - Location/layout plan - received 23/12/16

A02 - Proposed elevations - received 23/12/16

Reason: - To ensure provision of a satisfactory development.