
Site Address:	Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Construction of additional bay to east of existing barn.		
Application No:	APP/13/00427	Expiry Date:	15/07/2013
Applicant:	Mr V North	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within a working mixed farm yard. The farm has a number of buildings, including a traditional timber framed barn and modern agricultural buildings.
- 1.2 The proposal is to extend an existing metal framed barn by the addition of an extra bay on the eastern end. Residential properties lie to the east of the site. It is understood that a barn structure 'nissen' style was previously on site. At present there are timber boxes and rolled plastic coated bales stored on the land.
- 1.3 The proposed extension to the barn would also bring the building close to a large and visually significant Black Poplar tree the subject of a TPO.

2 Planning History

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

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.

07/56626/005

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

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.

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.

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.

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.

3 Proposal

Construction of additional bay to east of existing barn.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Archaeology

The site lies within an area of archaeological interest, however given the relatively small scale of the proposed development and limited extent of associated groundworks there are no archaeological issues I would wish to raise in this instance.

Natural England Government Team

This application falls within or is in close proximity to Chichester Harbour Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application.
Further advice provided.

Arboriculturalist

1 When we visited on Monday July 1, the tree was in exceptionally good physiological condition, as evidenced by the lush green foliage throughout the crown. This suggests that placement of the four concrete pads has not adversely affected the tree in any way.

2 The current proposal for a single bay intrudes into the Root Protection Zone but only to a small degree. The drawing supplied by Kim Gifford indicates a RPZ of 13m, whereas the text of his report specifies a RPZ of 10m. This discrepancy is probably due to electronic copying of drawings. Kim's RPZ of 10m is based on a stem dia of 800mm.

3 The stem diameter was measured on July 1 as 987mm (from circumference of 3100mm), this gives a RPZ of 11.8m. Even allowing for this additional RPZ, the intrusion into the RPZ is small. Approx one-third of the proposed new bay is within the RPZ assuming an 11.8m radius.

4 Both concrete pads that the new bay is to be built on are already in place.

5 Mr North explained that the south elevation (back wall) of the new bay will be block-constructed, involving excavation of a footing. This will be outside the RPZ.

6 The roof of the new bay may just be in contact with some branch tips. Mr North stated on site that he is not concerned about this, but if a problem develops as growth of the tree continues he would put in an application to prune. I would not foresee an application to prune to provide an appropriate clearance, being refused.

7 The floor of the new bay is to be constructed (this was verbally advised by Mr North on site) by clearing the build-up of farmyard manure back to an alleged ground-level layer of hard core/rubble, then for shuttering to be formed and up to 100mm of concrete to be poured over the existing hard core rubble, after any levelling of the hard core necessary. So the new floor will be built up, not lowered into the ground.

8 Currently the ground which will be within the new bay is deep farmyard manure of up to 750mm depth, on average I estimate the depth is 300mm. There is some effluent run-off in front of the existing bay closest to the tree.

9 My view is that provided all clearance of farmyard manure and levelling of hard core is carried out BY HAND and no machine excavation is carried out within the RPZ there will be no adverse effect on the tree.

10 I would recommend that the new floor should be constructed with a slight fall to the north, to direct slurry/effluent away from the root area of the tree, via drainage holes built into the rear wall.

Crime Prevention

No comments to make with reference to crime prevention at this time.

Building Control

Structure exempt from Building Regulations. No public sewer.

Environmental Health

No adverse comments.

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: 7

Number of site notices: 2

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) Effect on neighbouring properties
- (iii) Effect on TPO tree
- (iv) Effect on protected species
- (v) Effect on the character and appearance of the area

(i) Principle of development

7.2 The site is outside the urban area and is an existing working farm. The Council is supportive of farming and there is no objection to the proposed barn extension in principle.

(ii) Effect on neighbouring properties

7.3 With regard to the effect on neighbouring properties, the most significant impact is considered to be on Leckie House to the east of the extended building. This property (excluding conservatory) is set approximately 10m from the site boundary, with the barn extension shown a further 8.5m to 9.5m off the common boundary. The barn would be between 4.5m and 4m in height. Leckie House is orientated such that main windows would face the proposed building with at ground floor level a rear conservatory opening onto dining room and lounge windows facing at ground floor level and bedroom window facing at first floor.

7.4 The proposal to add 1 bay to the eastern side of the existing building rather than the 2 bays previously proposed is considered to significantly reduce the impact of the proposed structure when viewed from Leckie house. The previous appeal decision supported the Council's decision to refuse planning permission based on the impact on Leckie House. It is considered that the positioning of the building in relation to Leckie house would now result in an acceptable mass and bulk which would not result in an unacceptable impact on Leckie House subject to suitable landscaping. Some boundary planting has been carried out and a landscaping condition is recommended to ensure that landscaping is provided and maintained in suitable condition.

7.5 Other properties such as Nora Cottage and Molandi are positioned further from the proposed barn and the impact on these properties would not, in itself in my view

warrant a refusal of planning permission.

(iii) Effect on TPO tree

- 7.6 With regard to the effect on the TPO'd Black Poplar, this has been carefully assessed by the Councils Arboricultural Officer. The tree at the time of the Arboricultural Officers visit was in good condition. Subject to conditions in relation to hand digging and effluent run off the proposals are considered to have a limited and acceptable impact on the TPO'd tree.

(iv) Effect on protected species

- 7.7 The site is in close proximity to Chichester and Langstone Harbours SSSI's, however, given the nature and scale of the development Natural England raises no objection to the proposals in terms of the impacts on designated sites.
- 7.8 Given the scale of the development, the retention of the TPO'd tree and the modern nature of the building to be extended, it is considered unlikely that any protected species would be affected by the development.

(v) Effect on the character and appearance of the area

- 7.9 The proposed barn extension, whilst utilitarian in nature would be sited within an existing farm complex which is formed of a mixture of traditional and modern farm buildings. The development would retain the important black poplar tree. It is not considered that the development would have a harmful impact on the wider character and appearance of the area.

8 Conclusion

- 8.1 In conclusion, the proposed barn extension is considered acceptable in principle, the impact on neighbouring properties is now limited and is considered acceptable, the impact on the TPO tree would be acceptable. There is not considered to be an unacceptable impact on protected species and the character and appearance of the area.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00427

(A)

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

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Any excavation work, including foundations, within the existing crown spread of the tree covered by TPO 1893 shall be carried out only by hand and under the supervision of a representative of the Local Planning Authority. Any roots over 25mm in diameter shall not be severed without the prior agreement of the Local Planning Authority.

Reason: To ensure the tree is not adversely affected by the construction of the development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The floor of the proposed barn extension shall be constructed without excavation below existing ground levels. The construction shall be designed to allow for the run off/slurry effluent to drain to the north of the building.

Reason: In order to reduce run off towards the root system of the protected tree having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the area to the east of the extended barn has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, the proposed maintenance arrangements including the height that the trees/hedging is to be retained at

and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and to protect the amenities of neighbouring residents 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 2012.

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

Design and Access Statement dated 7th May 2013

Location plan, site plan, existing and proposed floor plans, section drawing number VA4 (NB Rear Elevation Superseded).

Tree Report - Gifford Tree Service dated 26th April 2013

Rear Elevation received 3rd July 2013

Reason: - To ensure provision of a satisfactory development.