



TO: Planning Committee North
BY: Head of Development
DATE: 06 February 2018
DEVELOPMENT: Proposed erection of two agricultural storage barns for the storage of machinery, feedstuffs and fodder
SITE: Westons Farm Westons Hill Itchingfield West Sussex
WARD: Itchingfield, Slinfold and Warnham
APPLICATION: DC/17/2622
APPLICANT: **Name:** Mr David Exwood **Address:** Sopers Cottage Westons Farm Itchingfield Horsham RH13 7NR

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received of a contrary view to the Officer recommendation.

RECOMMENDATION: To grant planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application relates to the erection of 2 no. agricultural buildings which are proposed for the storage of machinery, hay, and fodder.
- 1.2 Building A would consist of a barn that would measure 15m x 9m, to a total floor area of 135sqm, and would incorporate a pitched roof measuring to a total height of 3.8m. The building would be set back from the northern boundary by approximately 2.9m, with the building extending in line with the existing livestock building to the west. The proposal would include 1.2m high concrete panels, with a black corrugated roof cladding and weatherboarding.
- 1.3 Building B would consist of a barn that would measure to a length of 9.5m and a width of 9.4m which would be positioned to the east of the livestock yard. The building would incorporate a pitched roof measuring to a total height of 2.7m, with an eaves height of 1.8m. The proposal would be open to the north, south and east elevations, with block work and cladding to the east elevation.

DESCRIPTION OF THE SITE

- 1.4 The application site consists of a working farm positioned to the west of Westons Hill, outside of the designated built-up area. The site is positioned in open countryside, with a number of agricultural buildings positioned within the farm yard. These buildings are used for a mix of purposes including the storage of machinery, grain, and livestock.
- 1.6 A neighbouring residential property is positioned to the north of the application site, and consists of a two storey Grade II Listed Building. The neighbouring property also includes an ancillary building which sits along the northern boundary of the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Itchingfield Neighbourhood Development Plan
- Designated (Regulation 7) - September 2015

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

I/5/64	New farm building and extension to existing farm. (From old Planning History)	Application Permitted on 10.04.1964
I/22/70	Dutch barn. Comment: B. regs. (From old Planning History)	Application Permitted on 01.10.1970
I/21/90	Landfill site with deposit of inert material and restoration to agriculture Site: Westons Farm Fulford Rd Itchingfield	Application Permitted on 31.12.1990
I/28/93	Extension of time limit on i/21/90 for reclamation of low lying area by the deposit of inert material & restoration to agriculture Site: Westons Farm Itchingfield	Application Permitted on 06.01.1994
I/23/03	Prior notification to erect a glasshouse Site: Sopers Cottage, westons Farm Fulfords Road Itchingfield	Application Permitted on 03.09.2003
I/31/03	Retention of glasshouses Site: Sopers Cottage Fulfords Road Itchingfield	Application Permitted on 23.12.2003

DC/09/0911	Erection of Agricultural building for corn storage	Application Permitted on 19.01.2010
DC/14/2485	Prior notification for change of use of agricultural building to class C3 (Dwelling House) and associated operational development	Prior Approval Required and REFUSED on 23.12.2014
DC/15/0937	Erection of building for agricultural storage and housing livestock and associated hardstanding	Application Permitted on 23.07.2015
DC/17/0162	Change of use, conversion and extension of farm buildings to provide extended farm shop, cafe, storage ares and toilets	Application Permitted on 29.03.2017

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** No objection.
- 3.3 **HDC Environmental Health:** No objection subject to conditions.

PUBLIC CONSULTATIONS

- 3.5 12 letters of objection were received from 8 separate households, and these can be summarised as follows:-
- General amenity impact to neighbouring property of Westons Farmhouse;
 - Environmental issue of Site A caused by unsociable working hours, vermin, noise, and dust;
 - Loss of light and privacy;
 - No justified need for the building given others on the site;
 - Management of space to the rear of the building.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the erection of 2 no. agricultural buildings to be used for the storage of hay, machinery, and fodder.

Principle of Development:

- 6.2 Policy 10 of the HDPF states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development that maintains the quality and character of the area, whilst sustaining its varied productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must contribute to the diverse and sustainable farming enterprises within the district, or in the case other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in and the enjoyment of the countryside.
- 6.3 The proposed buildings seek to provide covered storage for machinery, fodder, and feed stuffs in association with the operation of the farm. Whilst noted that an objection has been received which queries the need for the proposed buildings given the availability of others within the site, following discussion with the applicant and a site visit, Officers are of the view that the proposed buildings are necessary for additional storage purposes. The existing agricultural buildings are used for a variety of purposes including storage of tractors and larger machinery, storage of grain, and the housing of livestock including cattle and pigs. The two proposed buildings are required to provide additional covered storage for the farm, and primarily will be used for the storage of smaller machinery and feedstuffs which are openly stored in the proposed location of Site A. The proposal is therefore considered to support rural economic development and the needs of the farm, and as such is considered acceptable in principle.

Design and Appearance:

- 6.4 Policies 32 and 33 of the HDPF promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Policy 34 of the HDPF states that development affecting a Listed Building should make a positive contribution to the special character and distinctiveness of the building and its setting.
- 6.5 The proposed buildings would be clustered within the main farm complex which comprises a series of buildings in active agricultural use. The built form of the farm yard consists of a number of agricultural buildings of brick, timber, and sheet metal finish, with the buildings of various sizes and scales dependent upon their use.
- 6.6 The proposed buildings would form relatively low-key structures that would sit subserviently in the context of the other agricultural buildings on the site. Given the utilitarian character of the farm complex, and the scale of surrounding structures, it is considered that the proposed buildings would be of a form and appearance that would reflect the established character of the site in a location partly defined by the presence of agricultural activities.
- 6.7 The neighbouring property of Westons Farmhouse comprises a Grade II Listed Building, which historically was within the ownership of Westons Farm but is now a separate entity separate from the adjoining farm complex. The Listed Building sits in close proximity to the site and given its previous association has a relationship with the farm unit.
- 6.8 Whilst Building A would be positioned in close proximity to the Grade II Listed Building of Westons Farmhouse the building would sit within the built form of the farmstead. The neighbouring Listed Building was once part of the wider farm, and as such, the farm itself forms part of the setting of the heritage asset. Therefore, the minor scale of the proposed building, reflecting similar buildings within the site, is not considered to result in harm to the setting of the Grade II Listed Building. Building B is a sufficient distance from the Listed Building to prevent any harm.

- 6.9 The proposed buildings are therefore considered to be reflective of and sensitive to the rural character and setting of the countryside location, in accordance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

Impact on neighbouring amenity:

- 6.10 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.11 The proposed buildings would be relatively modest in scale with open sides to the upper sections. Whilst Building B is considered a sufficient distance from neighbouring properties to prevent harm it is acknowledged that Building A would be positioned in close proximity to the neighbouring property to the north, set back from the boundary by approximately 2.9m.
- 6.12 Objections were received which raised concern that Building A would impact on light and privacy to the ancillary building. The proposed building would be open sided above 1.2m, and would sit at a similar height to the ancillary building to the north. Although it is recognised that the neighbouring building positioned along the boundary includes a number of high level windows on the party wall, given the set back of the proposed building, and the open nature of this building, it is not considered that the proposal would result in harmful loss of light, outlook or privacy.
- 6.13 However, given the relationship of the proposed building to the ancillary residential use of the neighbouring building, and following consultation with the Environmental Health Officer, it is considered reasonable and necessary to restrict the use of this building so that no fixed powered machinery, plant or equipment, livestock, or oils, lubricants, and fuels (other than within machinery) are stored in Building A. This would be secured through condition and is considered sufficient to mitigate and restrict any potential noise impact on the neighbouring property.
- 6.14 It is recognised that given the nature of the farm complex and the storage of certain machinery within Building A, some noise disturbance when machinery is starting up and warming up may occur. However, the infrequent and restricted time period of such occurrences is not considered to result in substantial harm to nearby amenity. Nonetheless, in order to reduce the occurrence of noise, it is considered appropriate to restrict the operation of fixed powered machinery within the building.
- 6.15 It is therefore considered, subject to an appropriately worded condition, that the proposal would not result in significant harm to neighbouring amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Conclusion

- 6.16 The proposal is considered to support rural economic development and the needs of the existing farm enterprise, and as such is considered acceptable in principle. Subject to the imposition of an appropriately worded condition restricting the use of the buildings, the proposal is not considered to result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policies 10, 25, 26, 32, 33, and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To approve the application subject to the following conditions.

1 Approved Plans

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the plan references 40/3 and 40/5 received 28.11.2017.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The hereby approved building identified as 'Site A' on drawing no. 40/2 (received 18.12.2017) and drawing no. 40/3 (received 21.11.2017) shall be used for agricultural purposes, as defined in Section 336(1) of the Town and Country Planning Act 1990, excluding the housing of livestock and the storage of fuel, oil, and lubricants other than those in machines stored within the building.

Reason: To protect the amenities of adjoining residential properties at Westons Farmhouse from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The hereby approved building identified as 'Site A' on drawing no. 40/2 (received 18.12.2017) and drawing no. 40/3 (received 21.11.2017) shall at no time be used for the operation of fixed powered machinery.

Reason: To protect the amenities of adjoining residential properties at Westons Farmhouse from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The hereby approved building identified as 'Site B' on drawing no. 40/2 (received 18.12.2017) and drawing no. 40/3 (received 21.11.2017) shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990, and for no other purpose without express planning consent from the Local Planning Authority first being obtained.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015), development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.

- 7 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any external lighting that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).