REF. NO. F/13/72236

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of metal barn, following removal of existing barn & outbuildings Oaklands Farm Allington Lane West End Southampton SO30 3HQ

SITE VISIT DATE – 23/4/13

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The barn will be used to support the hatching operations (egg cleaning and packing), to store feed and other related items and to accommodate wintering of live stock. The barn has a floor area of 185m2 and its height is 4.2m to the ridge. It has a pitched roof and will be constructed primarily of galvanised metal with a mounted onto of a 1m high brick course. The barn will replace existing buildings covering a floor area of 118m2.
SITE AREA	3.8 hectares (approximately)
TOPOGRAPHY	Gradual upwards slope from West to East
TREES AND BOUNDARY TREATMENT	Various mature trees along the site boundaries
SITE CHARACTERISTICS	This site is part of a small agricultural holding located down a tract off Allington Lane. The barn will be sited close to the entrance on an area of hard surfacing which contains a variety of small agricultural buildings. Most of these building will be replaced by the proposal.
CHARACTER OF LOCALITY	Rural.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/66593	Retention of mobile home for agricultural worker for temporary period of 3 years	Permitted April 2010
F/13/72357	Erection of 1no. 3 bed agricultural dwelling	Submitted 28th March 2013 - undetermined

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
4 letters of support	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 1.CO, 10.CO & 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: S8, DM1 & DM16
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Noted

PLANNING OBLIGATION/CONSIDERATIONS

N/A

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Policy 1.CO Planning permission will not be granted for development outside the urban edge unless:
(i) it is necessary for agricultural, forestry or horticultural purposes and a countryside location is required; or
(ii) it is for an outdoor recreational use or is genuinely required as ancillary to such a use and does not require the provision of buildings, hard standing or structures which, are of a form, scale or design which would demonstrably harm the character of the locality; or
(iii) it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge; or

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy 10.CO The replacement of an existing non-residential building in the countryside which enjoys a lawful use will be permitted provided all the following criteria are met:
(i) the existing building is not the result of a temporary permission;
(ii) the proposed building is of an appropriate design and scale and would not have a greater impact physically or visually on the character and appearance of the locality than the existing building;
(iii) the replacement building is to be used for the existing lawful use and would not generate significant additional traffic; and
(iv) the proposal includes the demolition of the building to be replaced.

ASSESSMENT

The proposed barn will be used to support the existing agricultural business, allowing the main operation to take place within one building. The barn will provide space for the raising and wintering of live stock, egg cleaning/ packing and the storage of feed. These operations are currently spread among a number of tired and outdated buildings most of which will be demolished to make way for the proposal. The existing agricultural buildings are for a lawful use and are not the result of temporary permissions. The proposal will result in a small increase in floor space (around 33m2) and is unlikely to generate significant additional traffic.

The barn is of a design and scale that is appropriate for the farm and is not dissimilar to other agricultural buildings in the locality. The materials selected are also commonly found within rural locations. The barn will not be easily visible from the wider area as it is set back from the road and the site is surrounded by trees. The proposal can be seen as an improvement as it will replace many of the tired mix of outbuilding with one modern structure and will facilitate the improvement and tidying up of the site. As such the proposal is not considered to have a greater impact physically or visually on the character and appearance of the locality than the existing buildings.

The proposal is considered to comply with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend Permit