REF. NO. «AltRef»

MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/13/73798

DESCRIPTION/ ADDRESS	Erection of detached agricultural building Land adjacent to Kings Meadow Brook Lane Botley Southampton SO30 2ER

SITE VISIT DATE	21/2/2014			
ARE PLANS ACCURATE?	x	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		Site notice erected opposite Southbrook

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the erection of a barn for the storage of hay and the secure storage of machinery. The applicant notes that the barn will store 1000 bales of hay each bale at a size of 48in x 24in x 16in or 1.22m x 0.61m x 0.41m. The hay will be used as horse feed for the applicants own horses located in Twyford. The applicant identifies that 2.43 ha of land is harvested for hay. The proposed barn is proposed to have a footprint of 12.2m by 24.4m with an eaves of 6m and a ridge of 7.63m. The building is proposed to be located 125m from the road and constructed of Eternit natural grey profile cement fibre sheets with roller shutter dark green andsteel faced door. Specifically the equipment proposed to be stored within or in the lean to of the building are as follows: John Deere 2650 tractor and trailer, massey Ferguson 124 Baler, Fleming Pasture Topper, hedge Cutter attachment, Harrow and Roller, Hand Tools ie strimmers.					
SITE AREA	1.22ha					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a					
TOPOGRAPHY	x	Level		Sloping …..		The site is level other than some artificial bunds on site of 1m to 1.5m in height to the north of the track within the site.
TREES		No	x	Yes, several trees on site		
BOUNDARY TREATMENT		1m high post and rail timber fence along front boundary set above raised bund of 40cm to 50cm in height. 2m cbf fence along side boundary. Tree line to rear				
SITE CHARACTERISTICS	The site itself is an open undeveloped field with clear views from the road into the site. There are several trees on the site					

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THE SITE AND ITS SURROUNDINGS

	however the track within the centre of the site would lead directly to the barn.
CHARACTER OF LOCALITY	The site is located within a semi rural area within the countryside. Opposite the site is an open field and also a detached bungalow 'Southbrook'. Immediately south of the site is Kings Meadow and Solway a semi detached bungalow. There are clusters of residential properties on the road however these are located further south along Brook Lane from Solway onwards. The point of the application site is however essentially open fields either side of the road. Brook Lane is a narrow single width lane with low levels of traffic and the area is quite and has a peaceful character

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29721/000/00	Siting of mobile home agricultural occupancy	Withdrawn 25/11/1987
Burgessland Field Brook Lane Botley		
P/13/72409	Prior notification of intent to erect an agricultural barn for the storage of hay and machinery (28 days for determination)	Prior approval is not required 23/05/2013
Land adjacent Whitehaven Brook Lane Botley		
F/13/73716	Erection of agricultural building with associated access track (amended description)	Refused 29/01/2014 Appeal submitted – not determined

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BOT	No objection, subject to a condition to require the planting of some additional tree screening to moderate the view of the building from Brook Lane.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Local Gap Outside Built-up Area Boundary

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

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 3.CO, 18.CO, 59.BE

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

Revised Draft Eastleigh Borough Local Plan 2011-2029 S1, S9, DM1, DM14
Supplementary Planning Document: Planning Obligations
Within area 12 of the Landscape Character Appraisal for Eastleigh Borough

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
Paragraph 9 states:
"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to): … replacing poor design with better design".
Paragraph 14 notes a presumption in favour of sustainable development.
Paragraph 17 states that planning should take account of the intrinsic character and beauty of the countryside and encourages the re-use of previously developed land.
Paragraph 28 supports economic growth in rural areas where they would create jobs and prosperity and notes this can be done through both conversion of existing buildings and well designed new buildings.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle, necessity for purpose, character of countryside, residential amenity, highway matters and trees.

COMMENT ON CONSULTATION RESPONSES

	See below		No comments

COMMENT ON REPRESENTATIONS RECEIVED

	See below		No comments

PLANNING OBLIGATION/CONSIDERATIONS

In accordance with the provisions of Circular 05/05 saved policies 101.T, 147.OS and 191.IN of the Eastleigh Borough Local Plan Review 2001-2011 and supplementary planning document. Planning obligation contributions are sought to offset the impact of the development on local infrastructure. For this development contributions are sought towards Community Infrastructure, Sustainable Transport and Public Open Space. In this instance the proposed development does not change the use of the land and no additional traffic would be generated above that normally associated with an agricultural use. As such no contributions are sought in this respect.

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."

MATERIAL CONSIDERATIONS

Background

The application is for the erection of a barn for the storage of hay and the secure storage of machinery. The applicant notes that the barn will store 1000 bales of hay each bale at a size of 1.22m x 0.61m x 0.41m. The hay will be used as horse feed for the applicants own horses located in Twyford. The applicant identifies that 2.43 ha of land is harvested for hay.

The authorised use of the site is agricultural and as such the erection of a barn for the storage of hay would not represent a change of use and the application relates to the building only.

Principle

The site is located within the countryside and saved policy 1.CO of the Local Plan permits development where it is necessary for the purpose of agriculture provided it meets criteria of other relevant policies within the local plan. The development is therefore acceptable in principle provided it can be shown that the barn is reasonably require for the purpose set out in the application, that being the storage of hay farmed from 2.43ha of land and storage of machinery as listed above and associated with the harvesting of hay.

Necessity for purpose

In order to assess whether the size of the barn proposed is needed the amount of land harvested for hay needs to be considered along with the size of the bales of hay. In this instance the volume of the barn is considered to be in excess of that necessary based on the amount of grassland harvested. This is calculated using guidance contained within the 'Agricultural Budgeting and Costing Book'.

Looking at this in more detail 1ha of land will yield 7 tonnes of hay therefore 2.43ha of grassland will produce 22.67 tonnes of hay (17 tonnes first cut and 5.66 tonnes second cut). It is common practice that additional space is required for up to 20% of previous years crop which equates an additional 4.534 tonnes giving a total storage space requirement of 27.20 tonnes. The 'Agricultural Budgeting and Costing Book' sets out different hay bales sizes and the volume of barn storage space required per tonne dependent upon the hay bale size. The applicant has advised that the hay bale size would be 1.22m x 0.61m x 0.41m (volume of 0.31m^3). The Agricultural Budgeting and Costing Book' does not show this size however a square hay bale size of a larger volume (1.6m^3) would require a maximum storage area of 5.5m^3 per tonne. To give the applicant maximum allowance a calculation has been made using the maximum 9m^3 storage

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

space per tonne for a hay bale. On this basis a volume of 244.8m^3 (9m3 x 27.2 tonnes).The volume of the building proposed, to eaves only, is 1,786.08m^3. The amount of space actually required to store hay farmed from 2.43ha is therefore is14% of that available within the proposed building leaving 86% for storage of machinery.

In light of this the proposed application is considered to be in excess of what would be necessary for the purpose it is intended for and the application is therefore considered contrary to saved policy 1.CO of the Local Plan in this respect.

The impact upon the character of the countryside

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposed barn would be visible from the countryside as viewed down the track and from wider viewpoints such as Marls Road and the footpath from Marls Road. At the size proposed, footprint and height of up 7.6m, the proposed barn is considered to be of excessive bulk out of keeping with the character and appearance of the area and therefore contrary to saved policies 1.CO and 59.BE of the Local Plan and policies S9 and DM1 of the revised draft Eastleigh Borough Local Plan 2011-2029.

The proposed development is also within the local gap and given the size of the structure as noted above, the proposed building is considered to physically or visually diminish the gap. Furthermore no information has been submitted to show that the building could not be located elsewhere on a site that was closer to where the horses are kept that has the benefit of an existing building. The proposed development is therefore considered to be contrary to saved policy 3.CO of the Local Plan and policy DM14 of the revised draft Eastleigh Borough Local Plan 2011-2029 which requires that information be provided to show that the use cannot be accommodated within an existing building. Purchase of an alternative site with an existing building for use should be explored in order to meet the requirements of saved policy 3.CO of the Local Plan and policy DM14 of revised draft Eastleigh Borough Local Plan 2011-2029.

Residential amenity

Whilst there are residential properties to the south of and opposite the application site these dwellings are sufficiently removed to ensure that the erection of the building would not harmfully affect the residential amenities of neighbouring properties by reason of outlook, loss of light, overshadowing, noise or in any other respect.

Highway matters

Policy 100.T expects development to be sited close to, or well served by, public transport, cycling and walking. Policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. The application does not propose to change the use of the land which is agricultural and as such there would be no additional traffic movements to the site than might be expected with a use of this nature. As such there are no highway objections to the application.

Trees

There are several trees on site however a tree survey has not been submitted with the application and therefore the impact upon trees within the site can not be assessed. As such there is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

insufficient information to assess the application in this respect and the application is therefore contrary to policy 59.BE in this respect which requires development proposals take full account of the context of the site including trees worthy of retention.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

The recommendation is to refuse