

5.11 - SE/12/01251/AGRNOT Date expires 7 June 2012

PROPOSAL: Erection of general purpose steel framed building, length 18.2m, breadth 12m and height to ridge 7.5m

LOCATION: Winkhurst Grainstore, Faulkners Hill Farm, Yorks Hill, Ide Hill, Kent TN14 6LG

WARD(S): Brasted, Chevening and Sundridge

ITEM FOR DECISION

This item is being reported to the Development Control Committee as the applicant is related to a serving officer of the Council.

RECOMMENDATION: That Officer be given delegated powers to determine the notification following the consultation period expiring on 28 May 2012 the recommendation being that Prior Approval is Not Required

Informatives

1) You are advised that under reference SE/09/01822 and this application, only one scheme can be permitted to ensure that you conform to Schedule Three, Part 6, Class A of the Town and Country Planning General Permitted Development Order 1995.

The Town and Country Planning (General Permitted Development) Order 1995 Part 6 , Class A - Agricultural Buildings and Operations

Other Material Considerations

Relevant Planning History

- 09/01822 – Prior Notification for the erection general purpose building – No Objection

09/01619 - Prior Notification for the erection of a general purpose building– Withdrawn

08/00423 - Prior Notification for the erection of a new grain store – No Objection

Consultations

Sundridge Parish Council

- No comment received as yet

Consultations

Agricultural Advisor:

- “...I note this proposal is effectively a revision of the proposal approved as a prior notification under SE/09/01822, which was the subject of my letter dated 01 September 2009. The building now proposed is fairly modest, and is actually*

rather smaller than the last proposal (which has not been implemented, and would have been located nearby but just to the east of the grain store). Because of the 465m² overall permitted development limit (within any 2-year period and within 90m), both buildings could not be erected at the same time and no doubt Mr Lingham could be advised, in an informative note, that another full planning application would be needed were that to be proposed as well. However, it appears clear that what is now proposed is instead of the earlier proposal, not in addition to it.

- 4 *In any event I confirm, as before, that in my view the revised additional building space as now proposed appears reasonably necessary, and appropriately designed, for the purposes of agriculture on this unit."*

Representations

- 5 Not applicable

Group Manager - Planning Appraisal

Description of site

- 6 The main farm base is located at Faulkners Hill Farm, located approximately 580m east of the site. The size of the agricultural unit is approximately 385ha of which approximately 324ha of land is used for arable cropping, with the remainder being grassland used either for supporting approximately 270 beef cattle and for grazing sheep.
- 7 The site is within the Metropolitan Green Belt and Area of Outstanding Natural Beauty.

Description of proposal

- 8 Erection of a general purpose storage building measuring 18m long by 10m wide with a ridge height of 7.4m and eaves height of 6m. The building will be based around a steel portal framed building with a concrete panelled plinth and consist of olive box profiled cladding with a cement fibre roof. The building will create approximately 180m² of additional floor space for general storage purposes.
- 9 The building proposed will be constructed instead of the agricultural building that was permitted under SE/09/01822. The reasoning behind this is to provide additional storage for the farm and would have improved access that requires very little works to provide additional hardstanding area.

Determining issues

- 10 This main issue relates to whether the proposed development fits within the criteria of the General Permitted Development Order 1995, Class A, Part 6. The proposed development complies with this in that:
- It is reasonably necessary for the purposes of agriculture within the unit;
 - the development is not on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
 - it does not involve the erection, extension or alteration of a dwelling;

- it is designed for agricultural purposes;
- The floor area of the building is below the 465m² threshold
- the ground is not covered by structures for accommodating livestock, plant or machinery for engineering operations or related to mineral workings;
- is not within 3 km of an aerodrome;
- is not within 25m of a metalled trunk or classified road;
- is not for the accommodation of livestock or storage of slurry or sewage sludge;
- is not on 1(6) land.

- 11 Prior approval is not required for the siting, design and external appearance of the building. This is due to the proposed development being adjacent existing agricultural buildings which forms part of a group of buildings when seen from the east of the site. As these agricultural buildings are common within the locality and the development would not appear 'alien' within the context of the wider landscape. The design of the building and use of external materials are sympathetic with the adjacent agricultural structures and setting.
- 12 The Council's agricultural advisor considers that the building is reasonable necessary for the size of the agricultural unit.
- 13 It should be noted that the General Permitted Development Order only allows for one agricultural building to be erected within 90m of each other in any two-year period. As such an informative is required advising the applicant of this matter.

Conclusion

- 14 The proposed development meets the requirements of Schedule Two, Part 6, Class A, of the Town and Country Planning General Permitted Development Order 1995.

Background Papers

Site and Block Plans

Contact Officer(s): Sean Mitchell Extension: 7349

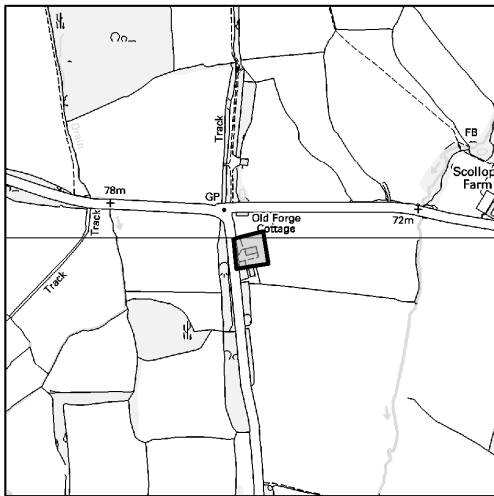
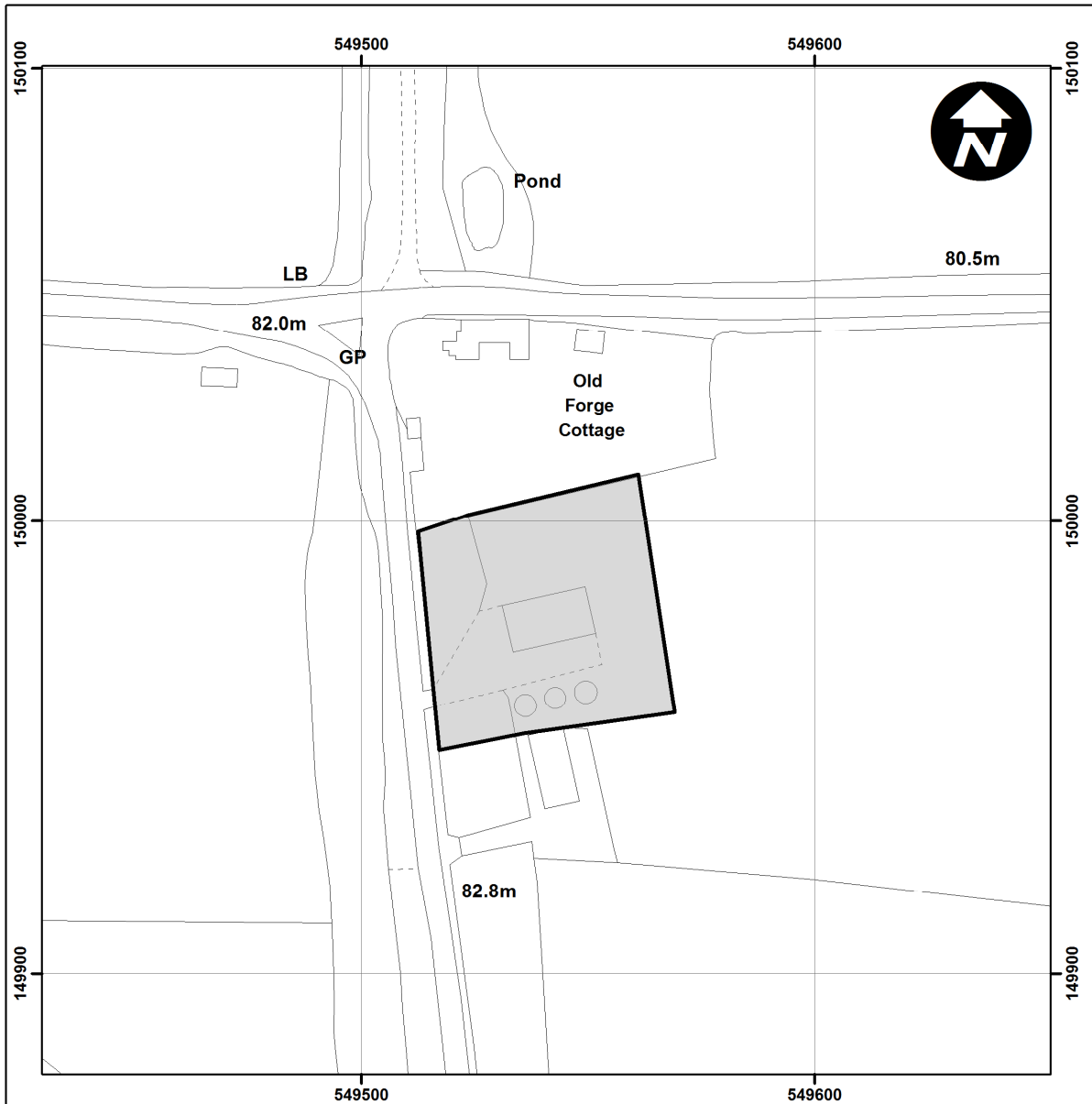
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M3UWNZBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M3UWNZBK0L000>



Site Plan

Scale 1:1,250
 Date 08.05.2012



This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Sevenoaks District Council, 100019428, 2012.

