

DEVELOPMENT CONTROL COMMITTEE
01 August 2012 at 7.00 pm

Further to the recent despatch of agenda and papers for the above meeting, please find the following item(s) which were marked as 'to follow':

- 3.3. **SE/12/01799/ARGNOT - Grange Farmhouse, Pootings Lane, Crockham Hill TN8 6SA** (Pages 1 - 6)
- Demolish grain silos, and replace with 2 bay extension to existing portal frame building

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3.3 – SE/12/01799/AGRNOT Date expired 6 August 2012

PROPOSAL: Demolish grain silos, and replace with 2 bay extension to existing portal frame building.

LOCATION: Grange Farmhouse, Pootings Road, Crockham Hill
TN8 6SA

WARD(S): Westerham & Crockham Hill

ITEM FOR DECISION

This item is being referred to the Development Control Committee as the applicant's wife is a serving Officer of the Council.

RECOMMENDATION: No Objection Lodged

The proposed development complies with the criteria set out in Schedule Two, 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

1 09/01285/DEMNOT – Demolition of a Dutch barn. NOOBJ 16.07.2009.

09/01284/AGRNOT – Erection of open fronted barn adjacent to existing byres and silos. NOOBJ 10.07.2009.

08/02909/FUL – Conversion and change of use of Kent barn to light industrial use and storage for existing microbrewery business – Westerham Brewery. Change of use of separate building for existing microbrewery business. Conversion and change of use of building for game meat preparation. As amended by plans received 09.02.09 and 16.03.09. GRANT 05.05.2009.

03/02826/FUL - Change of use from agricultural workshop to general industrial use B2 for a micro brewery. GRANT 09.02.2004.

Consultations

Westerham Parish Council

2 No comment received as yet

Agricultural Advisor:

3 “...I refer to your letter of 10 July 2012 requesting advice on the planning notification submitted by Mr Roger Lingham for the demolition of 2 round grain silos and their replacement with a two-bay extension (18.2m x 9.1m, 3.6m to

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eaves) on the end of an adjoining 7-bay farm building, at the above site, for general purpose farm storage.

Grange Farm is owned by the National Trust and is let to Mr R I Lingham who farms a total of 385ha of rented and owned land in the locality, including some 324 ha of land in arable cropping, the remainder being grassland used either for supporting something like 300 beef cattle and dairy heifers, and for grazing sheep.

His main operational base is Faulkners Hill Farm, Ide Hill (about 4.5 miles from Grange Farm) where there are normally about 150 head of cattle including some 50 spring-calving suckler cows, but other younger cattle are also housed at Grange Farm, in the main building range, which has two main spans approx. 43m x 18m and 32m x 18, plus a 32m x 5m lean-to.

Under SE/09/01284/01285/AGRNOT the Council approved the removal of an existing opensided concrete-framed barn (approx. 18m x 6m x 6m to eaves) and its replacement with a new steel-framed barn 18.4m x 9.1m x 5.2m to eaves. There is also another separate barn for hay/general purpose storage, about 32m x 8m, and another older building/yard range let out for use as a micro-brewery.

The proposed extension is to the 32m x 18m building section referred to above and it would square off the two main spans in this location. The farm is not overly well provided with general storage provision and I consider the modest extension now proposed to be reasonably necessary for agricultural within this unit in accordance with the provisions of Class A, Part 6, Schedule 2 of the GPDO".

Group Manager - Planning Appraisal

Description of site

- 4 The main farm base is located at Faulkners Hill Farm, located approximately 4.5 miles from the site. The size of the agricultural unit is approximately 385ha of which approximately 324ha of land is used for arable cropping, and the remainder being grassland used either for supporting approximately 300 beef cattle and for grazing sheep.
- 5 The site is within the Metropolitan Green Belt and Special Landscape Area.

Description of proposal

- 6 The proposal consists of the demolition of two existing grain silos, and replacement with a 2 bay extension to the existing portal frame building measuring 18.2m long by 9.1m wide with a ridge height of 5.3m and eaves height of 3.6m. The extension will comprise a steel portal framed building with a concrete panelled plinth, Yorkshire boarding in grey to clad the walls and a reinforced cement fibre roof. The extension is proposed to provide 166ml of additional floor space for general storage purposes. Yorkshire boarding is wooden planks that are not butted together, to provide ventilation.

Determining issues

- 7 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:

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- *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.*

8 The Council needs to decide whether prior approval should be required for the siting, design and external appearance of the building. In this instance it is considered that prior approval is not necessary. This is due to the proposed development being adjacent existing agricultural buildings which forms part of a group of buildings when seen from the west, north and 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.

9 The Council's agricultural advisor considers that the building is reasonably necessary for the size of the agricultural unit.

Conclusion

10 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 Plan and Block Plans

Contact Officer(s): Claire Baldwin Extension: 7367

Kristen Paterson
Community and Planning Services Director

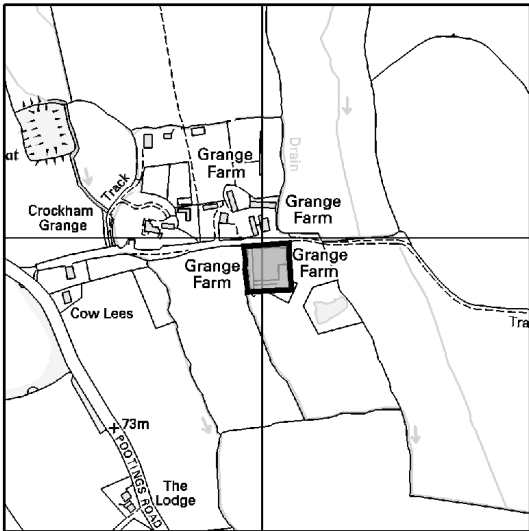
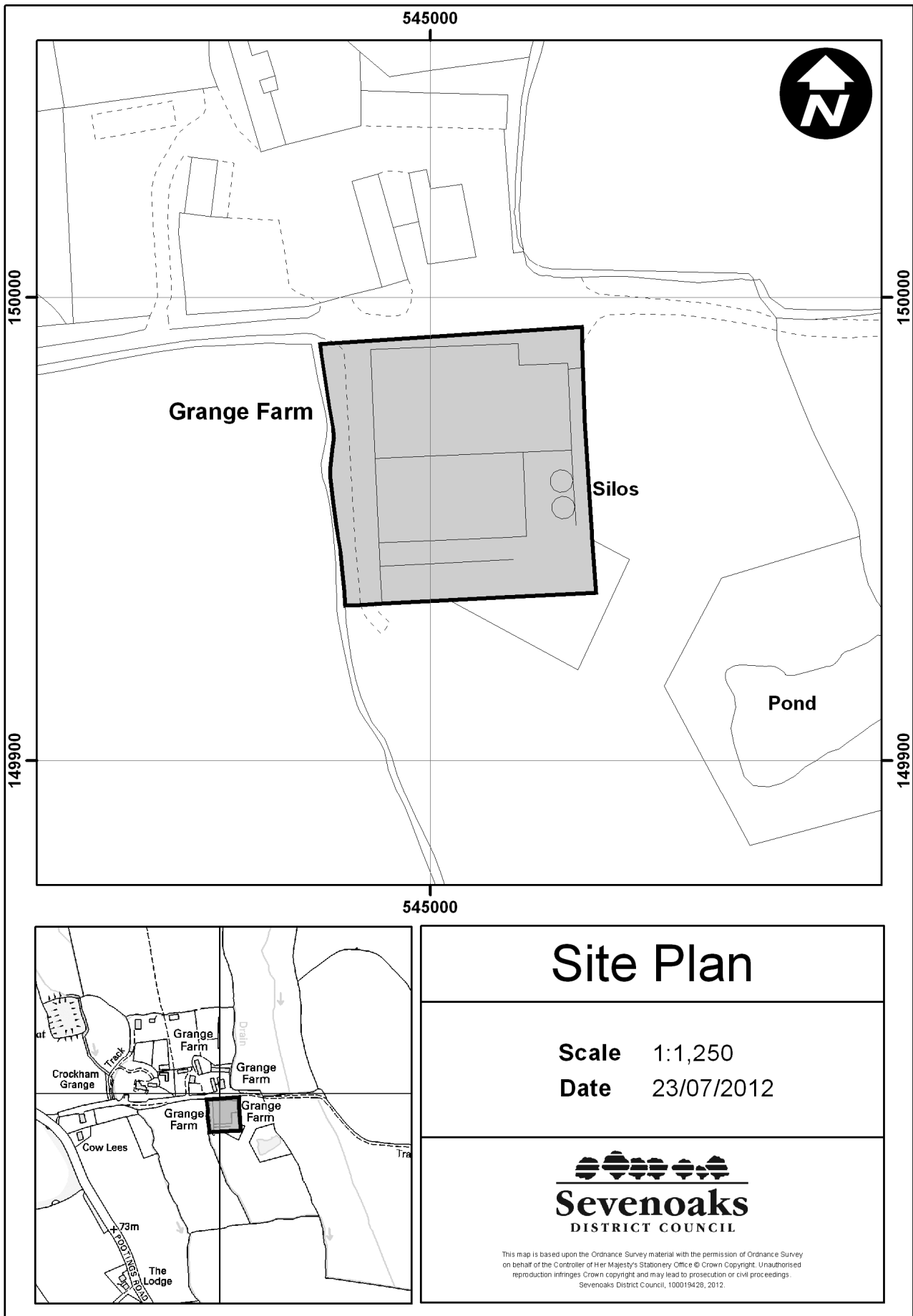
Link to application details:

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<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M6W1Y9BK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M6W1Y9BK0L000>



Site Plan

Scale 1:1,250

Date 23/07/2012



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