

4.6 - SE/15/01242/AGRNOT Date expires 25 May 2015

PROPOSAL: Extension to existing steel framed portal building.

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

WARD(S): Westerham & Crockham Hill

ITEM FOR DECISION

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

RECOMMENDATION: That the decision is delegated to the Chief Planning Officer, with any adverse comments received during the statutory consultation period being first discussed with Chairman of the Development Control Committee before the decision is issued.

At this time and in the absence of comments, the Officer recommends that Prior Approval is Not Required.

Informatives

1) As cited by Schedule Two, Part 6 Class A, paragraphs (i) and (k), the extension hereby permitted will not be used for the storage of fuel or waste from biomass boilers or anaerobic digestion system, storage of slurry or sewage sludge or to be used for the accommodation of livestock except in circumstances described in Part 6 Class A, paragraph D.1(3) of the Town and Country Planning General Permitted Development Order 2015.

The Town and Country Planning (General Permitted Development) Order 2015, Schedule Two, Part 6, Class A - Agricultural Development on units of more than 5 hectares or more.

Description of Proposal

- 1 This Prior Approval proposal seeks for the extension of an existing agricultural building for use as general purpose storage. The extension will measure approximately 13.9m x 8.9m with a ridge height of 6.1m and eaves height of 5.1m. The building will be based around a steel portal frame with open sides with mainly the east and southern elevations partially cladded with vertical timber boarding. The roof will be cladded with grey fibre cement sheeting.
- 2 The extension will create approximately 123.9m² of additional floor space for general storage purposes.
- 3 The extension proposed will be constructed instead of the agricultural building that was permitted under SE/12/01799/AGRNOT. The reasoning behind this is to provide additional covered storage for the farm than what had previously been approved under SE/12/01799/AGRNOT.

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 400ha which is mainly used for arable cropping, and grazing approximately, 300 beef cattle, and sheep.
- 5 The site is within the Metropolitan Green Belt.

Constraints

- 6 Metropolitan Green Belt.

Planning History

- 7 03/02826/FUL - Change of use from agricultural workshop to general industrial use B2 for a micro brewery. GRANTED
- 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 - GRANTED
- 09/01284/AGRN0T Erection of an open fronted barn adjacent to existing byres and silos – NO OBJECTION
- 09/01285/DEMNOT - Demolition of a Dutch barn – NO OBJECTION
- 12/01799/AGRN0T - Demolish grain silos, and replace with 2 bay extension to existing portal frame building – NO OBJECTION

Consultations

Westerham Parish Council

- 8 No comment received as yet.

Agricultural Advisor –

- 9 *“Under SE/09/01284 and SE/09/01285/AGRN0T the Council approved the removal of an existing open-sided concrete-framed barn (approx. 18m x 6m x 6m to eaves), which was located about 75m north-west of the main buildings, and its replacement with a new steel-framed 4-bay barn 18.4m x 9.1m x 5.2m to eaves, just south of the main buildings.*

It is this 4-bay barn that is now to be extended further.

There is also another separate barn for hay/general purpose storage, about 32m x 8m, 50m north of the main buildings, adjoining an older building/yard range let out for use as a micro-brewery.

Under SE/12/01799/AGRN0T the Council approved the demolition of 2 round grain silos and their replacement with a two-bay extension (18.2m x 9.1m, 3.6m to eaves) for general purpose farm storage, located on the end the 32m x 18m building referred to above, which would square off the two main spans in this location.

However, from the submitted photos, it appears that this extension has not been built to date.

The farm is not overly well provided with general storage provision and I consider the further modest extension now proposed to be reasonably necessary, and suitably designed and located, for agriculture within this unit in accordance with the provisions of Class A, Part 6, Schedule 2 of the GPDO.”

Representations

10 None yet received.

Chief Planning Officer’s Appraisal

Principal Issues

- 11 This main issue relates to whether the proposed development fits within the criteria of the General Permitted Development Order 2015, Schedule Two Class A, Part 6. The proposed development has been considered against the limitations of Class A and complies with it as it would:
- be 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;
 - there has been no change of use of agricultural buildings within the agricultural unit permitted under Part 3, Class Q or Class S of the General Permitted Development Order 2015;
 - 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;
 - not within 25m of a metalled trunk or classified road;
 - the development would be within 400m of a ‘protected building’ (being Crockham Grange Farmhouse within 130m north of the site, but the proposed development would not be used for the accommodation of livestock or storage of slurry or sewage sludge;
 - is not on Article 2(6) land and not connected with fish farming;
 - the building would not be used for storing of fuel or waste from a biomass boiler or anaerobic digestion system.
- 12 Prior approval is not required for the siting, design and external appearance of the building. This is due to the proposed development being adjacent to existing agricultural buildings which form part of a group of buildings when seen from the north, east and west of the site. As these agricultural buildings are common features within the locality, 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 would match that of the existing building to be extended.

- 13 The Council's agricultural advisor considers that the building is reasonably necessary for the size of the agricultural unit.
- 14 With regard to the previous 2012 Agricultural Prior Notification, even though it has been stated by the applicant that the 2012 proposal would not be implemented, even if it were to be, the combined ground area of both proposals would not exceed the threshold of 465m² as cited by Part 6, Class A, paragraph A. 1(e) of the Town and Country Planning (General Permitted Development) Order 2015. The combined ground area of both proposals would be 292m².

Conclusion

- 15 The proposed development meets the requirements of Schedule Two, Part 6, Class A, of the Town and Country Planning (General Permitted Development) Order 2015 and would therefore be permitted development.

Background Papers

Site and Block Plan

Contact Officer(s): Sean Mitchell Extension: 7349

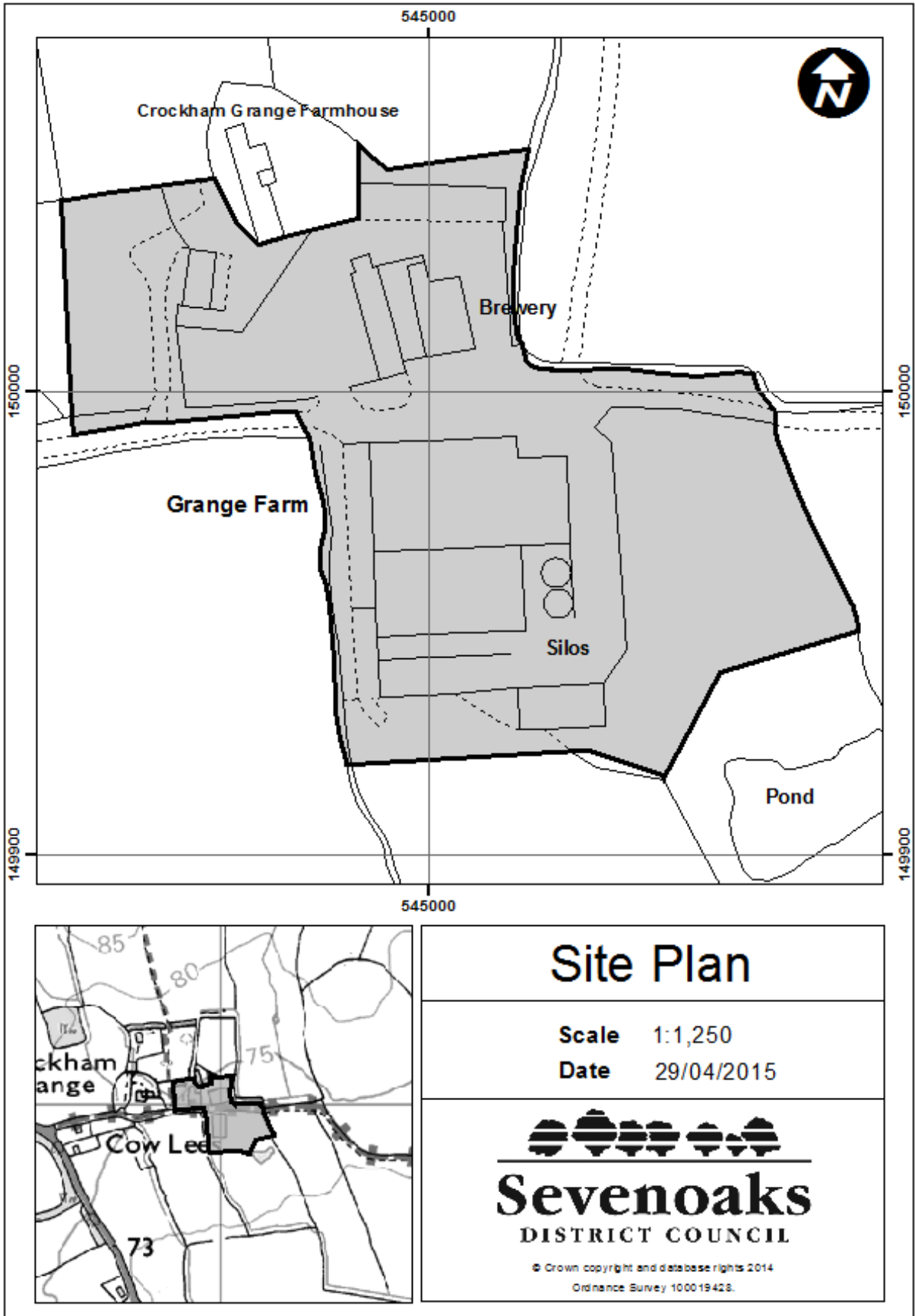
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NNGOLSBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NNGOLSBK0L000>

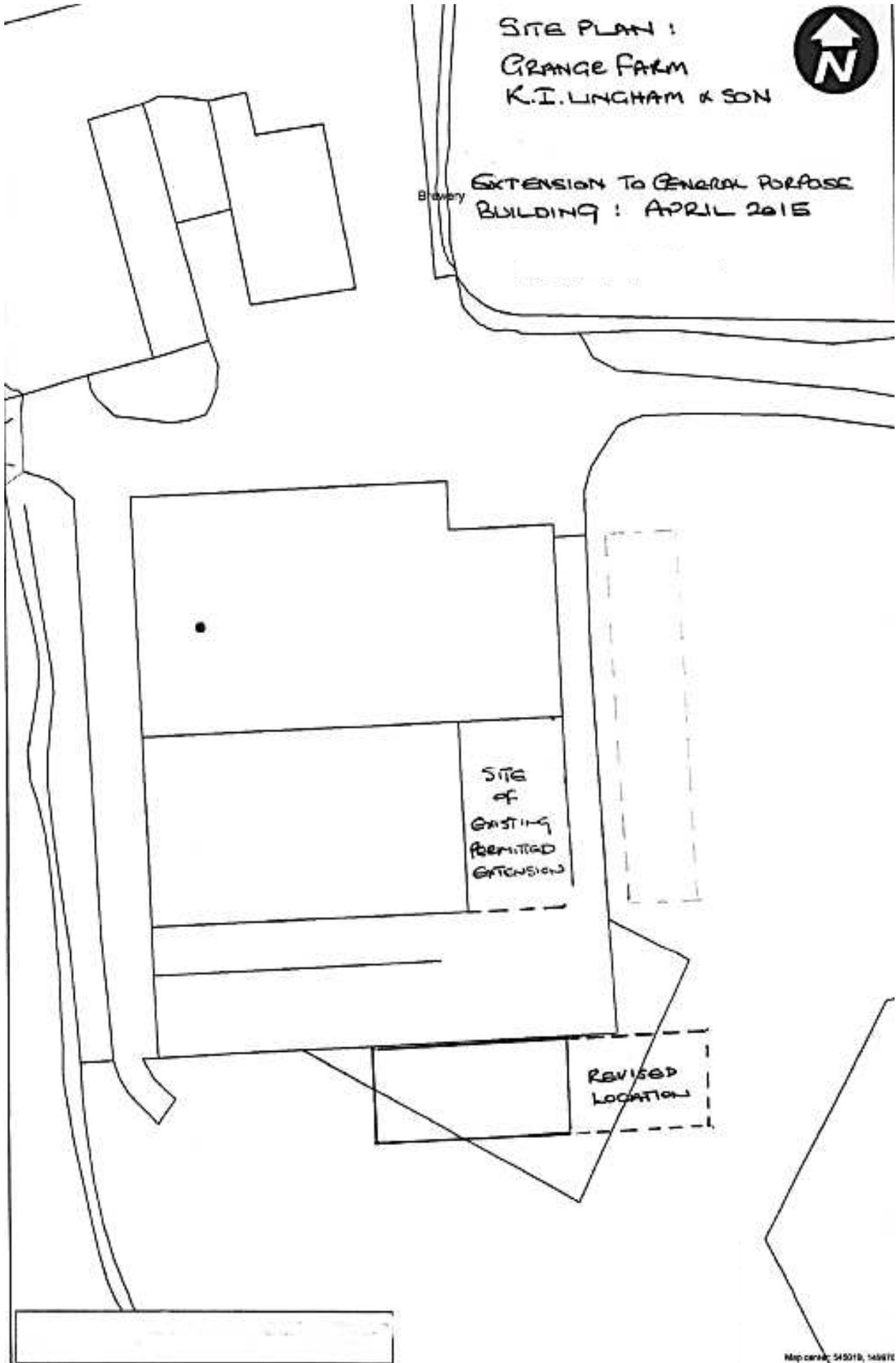


Block Plan

SITE PLAN :
GRANGE FARM
K.I. LINGHAM & SON



EXTENSION TO GENERAL PURPOSE
BUILDING : APRIL 2015



Map case: 545018, 545019