

**Case Officer:** John Gale

**Recommendation:** Prior approval not required

**Applicant:** Mr Paul Miller

**Proposal:** Two general purpose agricultural buildings each measuring 36.57 metres x 12.20 metres, to comprise a total area of 892.31 square metres

**Expiry Date:** 6 February 2020

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The site relates to an existing grouping of two larger and one smaller agricultural building, originally given permission in 2015 for expansion beyond the single barn (see below for details). The site is accessed from a track off the road named the Street Through Merton as it leaves the south west of that village and then follows first the course of the M40 then the Oxford branch railway line for a total distance of 1.8km. Apart from another farm, which has residential buildings and barns, 600m to the south west, the site is relatively isolated from any residential buildings.
- 1.2. The agricultural unit to which the site relates is specified as being 97ha and the parcel of land that the site itself is on forms a contiguous part of this unit.
- 1.3. The site is flat and none of the buildings are listed or within a designated conservation area. The site does fall within the Oxford Green Belt and 60m to the south of the site is an SSSI – which covers much of the pastoral land within the agricultural unit.
- 1.4. The site actually falls within the parish of Wendelbury (2.5km to the north west).

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The proposals are for two general purpose agricultural buildings each measuring 36.57 metres x 12.20 metres, to comprise a total area of 892.31 square metres.
- 2.2. The buildings would be constructed from green plastic-coated steel sheeting and the roof would be in cement cladding sheets all over a steel frame.

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

**Application 15/01932/F**

Application  
Permitted

11 Jan 2016

Erection of agricultural barn and associated access track; portable office/w.c. cabin, rainwater harvesting tank and cattle handling facility

- 3.2. The above application was made at the same site, but the address differs somewhat from the present application, as it wasn't until these works were completed that the access to the Street Through Merton was formalised. The site has not historically been associated with farm buildings.

#### **4. PRE-APPLICATION DISCUSSIONS**

4.1. No pre-application discussions have taken place with regard to this proposal.

#### **5. RESPONSE TO PUBLICITY**

5.1. This application has not been publicised.

#### **6. RESPONSE TO CONSULTATION**

6.1. Due to the nature of this submission no consultation has been carried out.

#### **7. RELEVANT PLANNING POLICY AND GUIDANCE**

7.1. Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

7.1. The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018.

7.2. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

#### **8. APPRAISAL**

8.1. The agricultural unit consists of approx. 97 hectares and the parcel of land upon which the building would be sited exceeds 1 hectare in size. No applications for development under Classes Q or S have been identified which relate to the wider agricultural unit. The units are needed in order support the expansion of the farming business and will house machinery and feedstock. On my site visit it was apparent that a significant amount of machinery was being stored out in the open and it is considered reasonable for the construction of the proposed buildings based on the application form and this evidence at the site.

8.1. The work would not involve the extension or alteration of a dwelling; the buildings are considered reasonably necessary for the support of agricultural purposes; the ground area covered by buildings would be less than 1000 square metres; the site is not within 3km of an aerodrome, and would not exceed 12 metres in height; no part of the development would be within 25 metres of a trunk or classified road; and the buildings would be used to support agricultural needs, and not for the accommodation of livestock or storage of slurry or sewerage sludge.

8.2. The proposed building and works therefore meets the criteria set out in Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and is therefore permitted development.

8.3. The buildings are typical of this type of construction and they would appear appropriate in the context of the site – adjacent to the existing agricultural buildings. Given the scale and siting, it is considered that the proposal would have a limited visual impact from the road or from nearby public footpaths.

#### **9. PLANNING BALANCE AND CONCLUSION**

9.1. Overall, it is considered that the proposed buildings are required for the purposes of agriculture and their scale, siting and design are acceptable. The proposal meets all of the criteria of Part 6, Class A of The Town and Country Planning (General

Permitted Development) (England) Order 2015 and as such, prior approval is not required in this instance.

**10. RECOMMENDATION**

That prior approval is not required

Case Officer: John Gale

DATE: 05.02.20

Checked By: Paul Ihringer

DATE: 6/2/20

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