CASE OFFICER'S REPORT

Application Reference:	PL/2023/07267
Application Type:	Prior notification: Building
Site Inspection:	
Consultation ends:	25 August 2023
Case officer:	Jemma Foster

Site Address:	Town Farm, Bratton Road, Westbury, BA13 4TQ
Proposal:	Proposed Agricultural Building for the Storage of Straw, Animal Fodder and Agricultural Machinery.
Recommendation:	Prior Approval Refused

LEGISLATION
General Permitted Development Order, Schedule 2, Part 6 - Agricultural Buildings and Operations
ISSUES
- Is the proposal permitted development
- Is prior approval required

SITE DESCRIPTION
The site address is Town Farm Bratton Road which is a site located in the open countryside but 280 metres East of the limits of development of Westbury. This agricultural determination is for the erection of a single storey building (18 metres in length, 5.5 metres to the eaves, 6.8 metres to the ridge and 12 metres wide) to be used for storage purposes to store straw, animal fodder and agricultural machinery. The agricultural building is to be built with Yorkshire board above concrete panels under a box profile roof sheet in juniper green.

The applicant is Ashton Farms Ltd and the connection between the applicant and the site is unknown.

RELEVANT PLANNING HISTORY
No relevant planning history

ASSESSMENT
IS THE PROPOSAL PERMITTED DEVELOPMENT

Class A – on an agricultural unit of more than 5 hectares (application form confirms that the site is 61 hectares.

- The development is not being carried out on a separate piece of land
- It is not the erection, extension or alteration of a dwelling
- The building is designed for agriculture – additional storage which include farm implements, studies and small equipment/tools
- The building would not be used to house livestock, slurry or sludge and would not exceed 1000sqm.
- Is not located in an aerodrome

- Is less than 12 metres in height
- Is further than 25 metres from the metalled part of the trunk road

- It is not known whether on this agricultural unit an agricultural building under Class Q or S or Part 3 (Class R) of this schedule has been carried out within a period of 10 years ending with the date on which development under Class A begins as the agricultural unit is not known or identified in the submitted plans.

IS PRIOR APPROVAL REQUIRED
The application seeks determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of a new agricultural building for the purposes of providing a new grain store.

The proposed design and materials of the proposed agricultural building would have an appropriate and acceptable external appearance, as a common agrarian appearance (junior green profiled sheet cladding over pre-cast concrete panels and below a cement fibre anthracite coloured sheeted roof)

Consideration has however been afforded to the siting of the agricultural building. The site is located within the special landscape area of Salisbury Plain and within visibility of the Westbury White Horse which is a scheduled monument.

The proposed building is large in its scale and footprint and is located away from existing rural buildings and the settlement of Westbury. The character of the area in which the building would sit in is very open in nature with wide views from the public right of way network and the public highway where there are very limited sporadic agricultural buildings in the locality which are mainly to the south of Newtown Road. Although immediately adjacent to some boundary treatment, this is limited in nature and the hedgerow is low in nature which would not screen the development from the public views. The building is therefore considered to be in an unacceptable isolated siting within a sensitive landscape, which is open in nature.

As such it is considered that the siting of the building is unacceptable and would give rise to unacceptable harm to the landscape appearance of the site, notable due to its isolated siting in an open landscape, and that there are no mitigation measures that would overcome the harm in this siting. Prior approval is therefore considered required and is refused on this basis

CONCLUSION
The agricultural unit of Town Farm has not been demonstrated and therefore It is not known whether on this agricultural unit an agricultural building Part 3 (Class R) of this schedule has been carried out within a period of 10 years ending with the date on which development under Class A begins.

The proposed building would be an isolated form of development within the open countryside where there are minimal existing farm buildings. The site is located in a special landscape area and near a scheduled monument. It is therefore concluded that the proposed development would result in an unacceptable level of harm to the existing landscape and prior approval is refused.

Refusal Reason(s): (2)

1 Insufficient information in the form of an plan indicating the agricultural holding has been submitted to demonstrate that an agricultural building under Class Q, or S or Part 3 (Class R) of the General Permitted Development Order, has been carried out within a period of the last 10 years on from the date of this decision and as such fails to comply with Schedule 2, Part 6, A.1 (b)

2 The siting of the proposed building would result in an isolated form of development within the special landscape area of Salisbury Plain and the open countryside where there are minimal existing farm buildings. The proposal could also adversely impact the setting of Westbury White Horse which is a scheduled monument. As such prior approval is refused.