RTPI
Chartered Town Planners

ATLAS
PLANNING GROUP

PLANNING STATEMENT

Bentleigh Farm Cottage, Pitton, SP5 1EG

June 2023

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INTRODUCTION

1.1 This Statement has been produced by Atlas Planning Group in support of an application seeking planning permission for the erection of an agricultural building. These works are proposed in order to provide the applicant with a new building for the secure storage of agricultural plant and machinery.

1.2 The Statement will assess the development proposal in the context of adopted national and local planning policy, found within the National Planning Policy Framework, and Wiltshire Council's Development Plan Documents respectively.

SITE DESCRIPTION

2.1 The application site, which measures approximately 9,195m^2 is located to the north of the settlement of Pitton, as the site is outside of the settlement area it is considered to be within the countryside.

2.2 The site is bounded by agricultural land to the north, east, south, and by the main road running north out of Pitton to the west.



Figure 1 – Aerial View of the Application Site

RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history available on this site.

THE PROPOSAL

4.1 This application seeks full planning permission for erection of a new agricultural building. This is being proposed in order to provide the applicant with a secure, covered storage area for their agricultural plant and machinery.

4.2 The proposed agricultural building would be approximately 24.3m x 9.1m with a maximum heigh of approximately 5.2m and will be constructed in the northeastern corner of the site where it is planned replace a redundant horse walker. There will be 1x roller door installed in the south elevation, while 1x door shall also be installed in the west elevation, the proposed materials will consist of vertical profiled metal sheet cladding on the elevations and profiled metal sheet roofing.

4.3 Vehicular and pedestrian access to the site will be retained from the main road and will not be altered as part of this proposal.

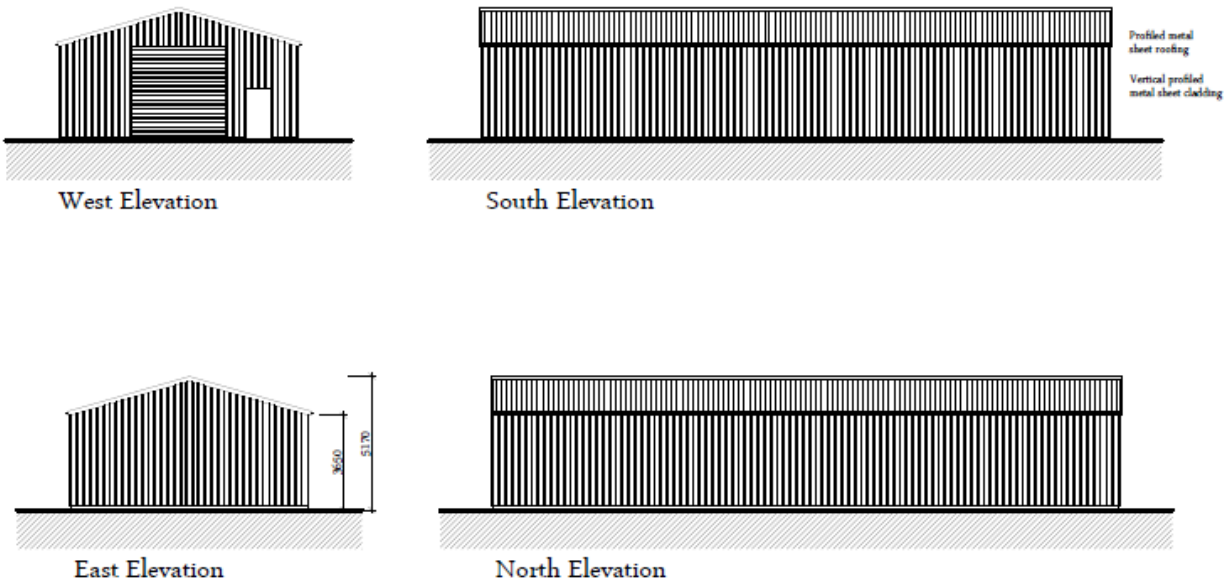


Figure 2 – Proposed Elevations

PLANNING CONSIDERATIONS

5.1 Wiltshire Council's Core Strategy is the Council's primary Development Plan Document, and the starting point for determining planning decisions within the County, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.

5.3 The policies and guidance contained within the statutory DPD and all other relevant material considerations have been consulted to ensure that the proposal is an appropriate form of development for the application site.

5.4 Paragraph 11 of the NPPF details the presumption in favour of sustainable development, which is at the core of planning decisions. In situations where development proposals accord with the relevant policies of the development plan, such applications should be approved without delay, unless material considerations indicate otherwise.

PRINCIPLE OF DEVELOPMENT

5.5 While the application site is located outside of a settlement area and is therefore in the countryside Core Policy 34 aims to support the rural way of life through the promotion of modern agricultural practices, and the proposed barn will allow for the secure storage of the applicant's agricultural machinery which currently has to be stored outdoors (Figure 3).



Figure 3: Agricultural machinery stored outdoors on site

5.6 The Wiltshire Core Strategy identified agriculture and land-based industries, CP 34 states:

"Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification;"

5.7 It is considered that this proposal meets the criteria of the policy by seeking to support the applicant's agricultural enterprise through the provision of secure storage space for their agricultural equipment and machinery where it shall be at reduced risk of theft or damage and provide suitable space for maintenance if necessary, as this equipment is important for the continuity of the agricultural process on site.

IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

5.8 CP57 states:

"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."

5.9 The agricultural building being proposed is designed to be functional, however it shall appear very much as an agricultural building would be expected to and shall not appear out of place within its context on an existing farm.

5.10 The building is to be located on the spot of an existing redundant horse walker which is no longer in use the proposed building would result in a visual improvement given the existing structure's relatively poor state of repair.



Figure 4 – The existing horse walking to be replaced by the proposed building

5.11 The proposed alterations would retain the existing agricultural character of the site, the proposed development is therefore considered to be fully accordant with the requirements of CP57 in relation to character and appearance.

CONCLUSIONS

6.1 The current application seeks full planning permission for the erection of a new agricultural building.

6.2 The proposal ensures that:

✓ It accords with local and national planning policies;

✓ It will support an existing agricultural enterprise by allowing development helping it to adapt; and

✓ It will respect the character and appearance of the immediate and surrounding area.

6.3 For these reasons, we commend the proposals to you and request that the application is approved without delay in accordance with Paragraph 11 of the NPPF.