CASE OFFICER'S REPORT

Application Reference:	PL/2023/08628
Application Type:	Full planning permission
Site Inspection:	31 October 2023
Consultation ends:	14 November 2023
Case officer:	Julie Mitchell

Site Address:	Land adjacent East Farm Cottages , Sandhills Road, Dinton, Salisbury, SP3 5EP
Proposal:	Extension to an agricultural barn for storage of agricultural machinery and materials.
Recommendation:	Approve with Conditions

Policies

National Context:
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context:
Wiltshire Core Strategy (WCS) adopted 2015
CP51, CP57, CP58

Relevant Planning History

None identified at this site.

Consultation Responses

Dinton Parish Council - No objection

Representations

No third party representations have been received.

Assessment

Principle of Development:
The proposed building is required for the storage of agricultural machinery and storage. It is a new building but is attached the side of an existing agricultural building of the same size to that which is now proposed.



Existing Barn

The requirement for additional storage is predominantly for machinery including tractors and trailers which are required to be kept closer to the applicants' dwelling rather than on the main part of the land holding which is further to the north. The site location plan shows that the application site is within a smaller parcel of land which forms part of the overall land holding. Whilst the parcel of land of which the building would be sited is approximately 0.4 ha in area, the land forms part of a larger agricultural holding which the proposed barn is to serve, that unit comprises 55 hectares of land. Although the area of the parcel of land means that the development does not fit the criteria for permitted development rights for agricultural development, the principle of development for agricultural purposes can be considered acceptable on the basis that it is required to serve a large agricultural holding, subject to the consideration of impacts on the surrounding area, including neighbouring properties.

Visual impact:
The design and materials of the building are considered appropriate for the purposes of an agricultural machinery store having regard to the requirements of CP57 and the design of the existing building. The proposed building is sited to form an extension to an existing agricultural building and it situated within a group of buildings associated including farmhouses and cottages. Given the relationship to the existing building and other built form, together with the topography of the surrounding land, the visual impact on the landscape would not be significant in this context and is not considered harmful to the landscape setting having regard to CP51. It is noted that there are a pair of listed cottages to the south west of the site, however the siting of the building is not considered to affect the setting of these buildings having regard to the requirements of the Planning (Listed Building and Conservation Areas) Act, the NPPF and CP58.

Residential amenity:
The proposed building would be used for machinery and is not designed for livestock accommodation. The siting of the building would not be closer to non-associated residential properties than the existing building and it is not considered that there would be any material effect on the amenities of residential properties having regard to CP57.

Highway safety:
There is an established means of access to the existing building which would not be altered, therefore there would not be any demonstrable impact on highway safety.

Conclusion:
The proposal is for a fully enclosed block/timber clad building which would appear to form an extension/mirror an existing agricultural building on the site. On the basis of the information

provided on the need for the building, the proposed use for the purposes of agriculture is considered to be acceptable in principle and the building would be appropriately sited and designed to avoid demonstrable adverse impacts on the site and surroundings. Approval is therefore recommended.

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan, Existing Plans and Elevations SBd/p/01
Proposed Block Plan, Floor Plan and Elevations SBd/p/02 dated Sept 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The building hereby approved shall be used for the purposes of storage of agricultural machinery and materials and for no other purpose (including any purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable having regard to the needs of the agricultural holding of which the site forms part.