CASE OFFICER'S REPORT

Application Reference:	PL/2023/10214
Application Type:	Full planning permission
Site Inspection:	09 January 2024
Consultation ends:	04 January 2024
Case officer:	Helena Carney

Site Address:	Ox Lea Barn Farm, Rowde, Devizes, SN10 2BQ
Proposal:	Proposed agricultural building for the storage of machinery and provide a workshop
Recommendation:	Approve with Conditions

POLICIES

Wiltshire Core Strategy (adopted January 2015):
Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 12: Spatial Strategy for the Devizes Community Area
Core Policy 34: Additional employment land
Core Policy 57: Ensuring High Quality Design & Place Shaping

The National Planning Policy Framework (NPPF) 2023

Planning Practice Guidance (PPG)

ISSUES

- Principle of development
- Impact upon neighbour amenity
- Design and visual amenity

REPRESENTATIONS

Rowde Parish Council: no objection

Third party representations: none received at time of writing

RELEVANT PLANNING HISTORY

- 17/00035/FUL - Erection of agricultural building to house livestock and associated equipment along with the creation of a hardcore access track, approved 14/03/2017

• 18/07263/APD - Proposed agricultural barn for storage of hay and fodder, Prior Approval Not Required, 23/08/2018

ASSESSMENT

The application site relates to Ox Lea Barn Farm, which is an agricultural holding located to the rear of neighbouring properties known as Buena Vista and Vale Mead, which front onto the A342 (Dunkirk Hill), midway between Devizes and Rowde. Access to the application site is via a track taken directly from the A342.

Proposals:
This planning application is seeking planning permission for the erection of a new agricultural building, to be sited adjacent to an existing agricultural building. The purpose of the agricultural building will be for the storage of machinery and to provide a workshop.

The proposed building will be constructed with a pitched roof and will measure 9.14m x 18.28m x 3.66m to eaves 4.89m to the ridge.

It will be a steel portal framed building under a fibre cement sheeted roof with sky lights with corrugated sheet cladding and concrete panels to the side elevations. Two of the bays will be open fronted with the third bay enclosed by corrugated sheeting with a roller shutter and personal door to ensure security of the agricultural workshop.

Principle of development:
The National Planning Policy Framework (2023) sets out, in paragraph 84, that planning policies and decisions should allow the sustainable growth and expansion of all types of business in rural areas, through well-designed new buildings.

Core Policy 34 of the adopted Wiltshire Core Strategy aims to support the rural way of life and includes criteria to be met for proposals relating to the retention or expansion of existing businesses within or adjacent to the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.

The applicant owns 16 acres of pastureland which includes 2no. agricultural buildings (Barn 1 for the purposes of lambing and winter housing & Barn 2 for the purposes of isolation and fodder storage).

The submitted Design and Access Statement states that “Fodder grown on the holding is currently stored in the existing agricultural building (Barn 2). The applicant requires an additional building to store machinery and for a workshop to maintain the machinery. Due to the fire risk of the workshop building it is important for the building to be separated from the fodder and livestock buildings”.

It is therefore considered that the proposed agricultural building is required to support the proper running of the existing enterprise and is reasonably necessary for the purposes of agriculture. The development is therefore considered to be acceptable in principle; the key consideration will be the design, visual impact and impact on neighbour amenity.

Impact upon neighbour amenity:
Core Policy 57 of the Wiltshire Core Strategy requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.

The nearest neighbouring properties are located at least 75m to the north-east of the proposed building (Buena Visa & Vale Mead). It is therefore considered that the proposed building will not adversely impact upon the occupiers of neighbouring properties as a consequence of overbearing impact, overshadowing or loss of privacy due to the separation distance that exists between them.

Design and visual amenity:
Core Policy 57 of the adopted Wiltshire Core Strategy requires a high standard of design in any new developments including alterations or extensions to a dwelling. Development is to create a strong sense of place through drawing on local context and being complementary to the locality. The policy seeks for any new development to positively respond to the existing townscape and landscape and effectively integrate into its settings.

The proposed building has been designed for its purpose and is of a typical design and appearance for an agricultural building.

The scale of the proposed building is considered to be commensurate to its intended use. Furthermore, the scale of the proposed building will not be dissimilar to the existing agricultural building that it will sited adjacent to and also to that of an existing agricultural building located to the north-east of the application site on neighbouring land. The materials are appropriate for a rural building (roof - natural grey fibre cement sheets; elevations – vertical metal cladding above, concrete panels below & roller shutter and pedestrian doors) and will not be dissimilar to the existing agricultural building.

The scale, design and appearance of the building is therefore considered to be appropriate for its use and the context of the site.

The proposed building will not be overly prominent from the A342 and will be read in context with the existing agricultural buildings on the application site and neighbouring land. As such, the proposal will not have an unacceptable impact on landscape character or visual amenity.

Conclusion:
On balance, the proposal in considered acceptable in the context of its surroundings and accords with the general criteria set out in the aforementioned policies of the local development plan. The agricultural building is of a suitable scale and design for its purpose and is considered reasonably necessary for the purposes of agriculture. As such, it is recommended that the application be approved with conditions.

Conditions: (2)

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:

Application Form
Design and Access Statement, November 2023
Location Plan
DWG No. 001 - Planning Drawing

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