CASE OFFICER'S REPORT

Application Reference:	PL/2023/11089
Application Type:	Full planning permission
Site Inspection:	16 February 2024
Consultation ends:	22 February 2024
Case officer:	Meredith Baker

Site Address:	1, Westfields Farm, Chiseldon Road, Ogbourne St George, Wiltshire, SN8 1SX
Proposal:	Erection of 1no. agricultural building
Recommendation:	Approve with Conditions

Planning Policy

National Planning Policy Framework 2023 (NPPF)

Section 2 (Achieving sustainable development)
Section 6 (Building a strong, competitive economy)
Section 12 (Achieving well-designed places)
Section 15 (Conserving and enhancing the natural environment)

Planning Practice Guidance (PPG)
National Design Guidance

Wiltshire Core Strategy (WCS):

Core Policy 51 Landscape
Core Policy 48 Supporting Rural Life
Core Policy 57 Ensuring High-Quality Design and Place-Shaping

Other documents

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024
The Countryside and Rights of Way Act 2000

Relevant Planning History:

13/00797/FUL – Lean-to cubicle extension to side of existing cubicle building, infill building between two existing buildings for machinery and farm workshop – Granted 08.07.2013

K/55663/FRM – Erection of polytunnel – Prior Approval Not Required – 27/12/2006

Consultation Responses

Ogbourne St George Parish Council: “The Full Council did not comment on this, but all comments received were no objection.”

Public Protection Officer: No objection subject to condition.

Highway Officer: No objection

Representations

None received.

Proposal

The application site comprises an agricultural complex of 'Westfields Farm'. The development in question would be located to the north eastern corner of the site and is currently an area used for open storage of agricultural equipment and vehicles. Previously a polytunnel was located on this part of the site.

The proposal seeks planning permission for the erection of an agricultural building which is proposed to be used for calf rearing and general storage for machinery. The barn would be 60.6m by 15.15m with a ridge height of 7.22m and eaves height of 4.5m. The barn would be clad up to 1.8m with concrete panels with timber cladding to the eaves. The roof would be constructed of natural grey fibre cement.

ASSESSMENT

Design and Visual Impacts

By virtue of size, design and siting the proposed development would not be harmful to the character of the existing site or the wider area.

The proposed agricultural building is to be sited to the north east of the existing buildings however would still be contained within the farm complex. The building, whilst is large in footprint (in particular in length) would be contained within the existing boundary treatments (mature vegetation) for the farm complex and would not adversely spill into the open countryside. It was furthermore noted that on the site visit that this area is used for external storage of vehicles and machinery and therefore already has a cluttered agricultural farm appearance and the scheme would arguably improve the appearance of this part of the site, containing some machinery in the building.

Whilst views would be afforded from the wider landscape, the building would be in context to the existing farm buildings and is therefore not considered to give rise any harm to the character and appearance of the landscape and would not harm the special rural characteristics of the North Wessex Downs National Landscape. In terms of design and materials, the building is of a typical agrarian appearance and whilst large in length, is in keeping with the existing agricultural buildings on site. As such the design is acceptable and would be appropriate for the agricultural farm. The development would therefore accord with Core Policies 51 and 57 of the Wiltshire Core Strategy.

Neighbour Amenity:

By virtue of the intervening distance to any neighbouring residential properties, the proposed development would not give rise to any adverse impacts in terms of overbearing effect, loss of outlook, overshadowing or loss of light. The calf rearing use would be in context to the existing agricultural

buildings on site which are used to accommodate cattle and thus is not considered to give rise to any unacceptable impacts in terms of noise pollution.

The Public Protection Officer also reviewed the submission and raised no objection subject to a condition requesting a restriction on the hours of construction in the interests of amenities during this period. This condition is deemed reasonable and thus is imposed.

Highways

Given the use of the barn would be for the storage of machinery and calf rearing in association with the existing farm complex, the development would not give rise to any additional highway impacts and is acceptable in this regard.

RECOMMENDATION:

Approve with conditions

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:

Application Form
Covering Letter by RAW Planning dated 19th December 2023
Location Plan
Block Plan
Elevations and Plans - Drawing No. 1403-01

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

3 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.