

Application No: 17/00017/FULL Full Application

Site: The Caravan, School Road, Nomansland, Salisbury, SP5 2BY

Proposal: Agricultural building

Applicant: Miss D Scurlock

Case Officer: Ann Braid

Parish: REDLYNCH

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
DP1 General Development Principles
DP20 Agricultural and Forestry Buildings

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 3 - Supporting a prosperous rural economy

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Redlynch Parish Council: Recommend refusal;

The agricultural building being proposed is quite common in the National Park and compliant with the New Forest National Park Design Guide 2011. It also appears to be appropriate and sympathetic in terms of scale, appearance, form and would meet the conditions of Development Policy DP1. Such a structure should be in keeping with the local distinctiveness and as it will be constructed of appropriate materials it was deemed to be

compliant with Core Policy CP8.

However, as the National Park needs to protect the countryside from the proliferations of buildings, an agricultural need is also required as defined in Development Policy DP20. Unfortunately, as this application stands a functional need for the building has not been identified.

8. CONSULTTEES

8.1 Environmental Protection (WC): No comment

9. REPRESENTATIONS

9.1 One letter of support received

10. RELEVANT HISTORY

10.1 None

11. ASSESSMENT

11.1 The land on which this barn is proposed to be sited lies on the west side of School Road in Nomansland on land to the south of the playing field and pavilion. The site is level and open to views from the road, being fenced with a post and wire fence and metal gate on the road boundary. The field (which measures 0.8 hectares) is subdivided with post and rail stock fencing and currently there are no animals or any crops other than grass on the land. To the south of the site, close to the southern boundary, is a dilapidated open barn. It is built with a metal frame, supported by stacks of bricks and has a corrugated iron roof.

11.2 Consent is sought for a barn of the same dimensions as the existing, but enclosed, to be used to rear young stock, piglets and calves. DP20 is the relevant policy in respect of barns, which may be permitted where there is a functional need for the building and its scale would be commensurate with that need. The building should not be excessive in size, or generate a level of activity that would have a detrimental impact on the National Park.

11.3 The applicant has stated that she has experience of rearing young animals which are kept for up to six months before being sent for slaughter. Between 4 and 8 calves and up to 6 piglets would be accommodated at the site. The applicant has obtained quotes for the necessary water supply to be able to rear animals on site, but the cost is prohibitive. It is intended to harvest rainwater from the roof of the new building.

11.4 The proposed barn would have a footprint of 91m² and a ridge height of 4.5 metres. It would be built in appropriate materials; timber for the walls and a corrugated metal roof with translucent corrugated plastic panels. The proposed building would be no

larger than the existing. The use of the building would be for the accommodation of livestock and would be divided into three enclosed stalls, with additional space for storage. The proposal would be large for the level of agricultural activity, but the site is relatively small and a building of the size proposed already exists. The proposal would therefore be in accordance with Policy DP20 in that the building would be appropriately designed for agriculture and although it would be larger than strictly required for the proposed agricultural operation, would be no larger than the existing building.

- 11.5 With regard to the visual impact of the building, it should be borne in mind that there has been a barn in the location of the proposal for many years. This structure has fallen into disrepair, but remains standing. The applicant has sought advice about repairing the existing building, but it requires significant work. The application forms show that it is intended to re-use existing parts of the frame of the building where possible, but the operation would be more than a simple repair of the existing. The site was the subject of Enforcement action against the applicant's father in 2010. This related to the untidy site and resulted in court action. The applicant and her family have since inherited the land and, having bought out the other beneficiaries, the applicant has carried out a significant amount of clearance at the site. On inheriting the land in 2014, the site has been cleared of scrap and rubbish and since 2015, it is stated that the applicant has cleared the stream and ditches, installed stock fencing, cleared brambles, gorse, thistles and nettles, and re-seeded the field. Considerable work has therefore already been carried out at the site to bring it up to a useable quality, and the replacement building would have no greater visual impact than the existing. The proposal would therefore comply with Policies DP1 and CP8 which seek to ensure that all development would be appropriate and sympathetic to the locality and the wider National Park.
- 11.6 The nearest residential property is located 100 metres from the proposed building. The Environmental Health officer at Wiltshire County Council has been consulted but no comments have been received. It is unlikely that there would undue levels of noise and odour to residential dwellings at this distance caused by the use of the proposed building.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

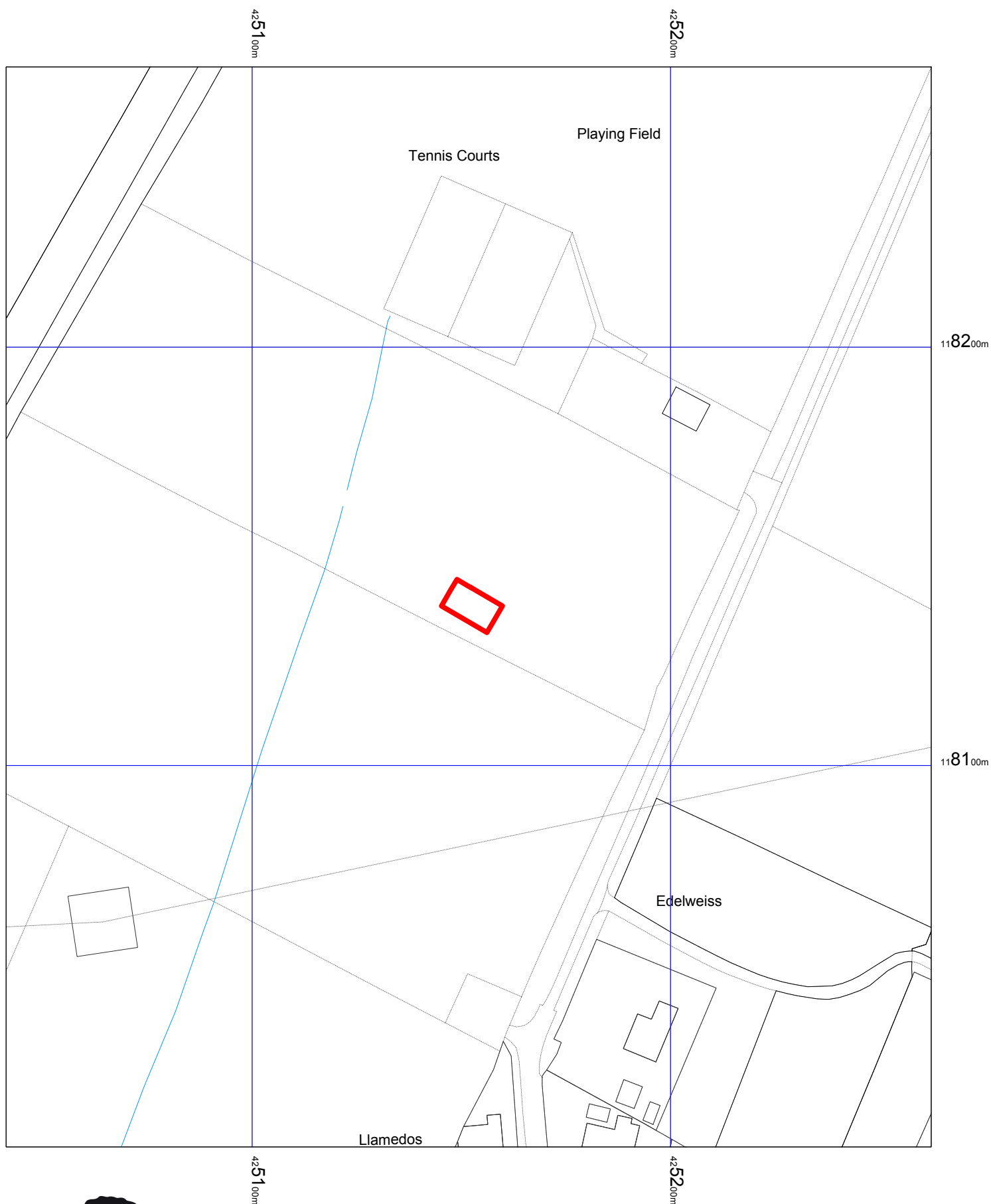
Reason: To protect the amenities of the area in accordance with Policies DP1 and CP6 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 The building the subject of this permission shall only be used for agricultural purposes and for no other commercial, business or storage purposes whatsoever. Should the barn cease to be required for agricultural purposes, it should be demolished and all resulting materials removed from the site and the land restored to a condition to be first agreed by the National Park Authority.

Reason: The building is only justified on the basis that it is necessary for agriculture and in accordance with Policy DP20 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 Development shall only be carried out in accordance with drawing nos 001 and 002. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.



NEW FOREST
NATIONAL PARK

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