


Parish: Kirdford	Ward: Loxwood
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KD/20/00906/FUL

Proposal	Erection of agricultural barn.		
Site	Idolsfold Barn Staples Hill To Plaistow Road Kirdford RH14 0JJ		
Map Ref	(E) 500129 (N) 126649		
Applicant	Mr Giles Griffiths	Agent	Mr Stephen Jupp

RECOMMENDATION TO PERMIT



	NOT TO SCALE	Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803
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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 Idolsfold Barn is located approximately 230 metres south of the Isling Bridge to Staples Hill road in a small enclave of built development 1.6 km due west of the village of Kirdford. The surroundings are predominantly rural in character, although immediately flanking the application site to the north and east are Idolsfold House and Hideaway and their associated gardens respectively.
- 2.2 Idolsfold Barn is a former agricultural barn converted to a dwelling in the late 1990's. The dwelling is associated with approximately 3 hectares of land, of which 0.4 Hectares is formal gardens with the remainder informally kept grassed paddock land, mainly to the south of the dwelling. The margins to this area are heavily screened by mature hedgerows and trees.
- 2.3 Immediately to the east of the dwelling and associated parking area is a modest rectangular parcel of land that was subject to an unsuccessful application for a Certificate of Existing Lawful Use for the use of the land as garden land in January 2015. This area of land is visually separated from the adjoining garden to Hideaway by a mature Leylandii hedgerow and from the parking/turning area associated Idolsfold Barn. Access to this area is from a five bar gate from the lane servicing the existing dwellings. Presently there is a modest timber storage shed in the south west corner of the site occupying part of the position allocated for the proposed building. It remains informally grassed and contains a number of immature staked trees.

3.0 The Proposal

- 3.1 The proposal is for the replacement of the existing storage shed with a larger building sited in the south west corner of the site, again constructed in timber cladding over brick, under a plain clay tile roof. The building would be single storey with a relatively low eaves and ridge, measuring 13.8 metres x 5.1 metres. A central wide timber door to the west elevation provides access to the internal space divided into three interconnected bays providing storage space for plant machinery and equipment involved with the upkeep of this modest holding. A small outshot to the centre of the east elevation provides accommodation for welfare facilities.

4.0 History

97/02369/FUL	PER	Change of use of existing building to dwelling with associated works.
12/01398/ELD	PER	Change of use of barn and associated works to a dwelling house more than four years prior to the submission of this application.

14/01220/ELD	REF	Use of land as residential garden land associated with Idolsfold Barn.
15/03709/FUL	PER	Continuation of use of land as parking area and garden.
16/02047/DOM	PER	Erection of detached double garage.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	NO
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

6.1 Parish Council

Further comments (received 04.11.2020)

The Parish Council still have concerns on the proposed plan as follows:

- the Design, Access and Planning statement states a requirement to store a 'tractor, harrow, topper and spreader'- only the topper, harrow and spreader are shown on the proposed elevations, as amended. The proposed dimensions will not accommodate their existing tractor.
- the proposed barn falls partly within the dwelling curtilage, contrary to DAP statement, and as defined by 15/03709/FUL.
- access for the tractor is through the existing garden; this would be better located where the equipment has been stored previously, i.e. in the field.
- this appears to be a very high spec building for an equipment barn.
- apart from the proposed barn being too large for a 6 acre grass field, and in our opinion seems illogically placed to serve the land.
- the land is not being farmed, although we understand the owner will keep a few sheep there.

If CDC decide to approve the application, we would expect any agricultural tie be retained and a condition that the building will not be converted into a residential dwelling at a future date.

I hope this explains KPC's concerns sufficiently, but please do let me know if you need any further clarification.

Original comments (received 1 May 2020)

Object

6.2 Third party other comments

No representations neither supporting nor objecting have been received

6.3 Applicant/Agent's Supporting Information

The applicant/agent has provided the following supporting information during the course of the application:

- a) The applicant owns 7 acres of land which he needs to maintain and has no building in which to store machinery and implements nor anywhere to meet health and safety requirements. The applicant also plans to have a small herd of sheep. The need justifying the barn is for land management purposes rather than an actual trade or business. This does NOT diminish the need for the building.
- b) As indicated the garage is used for the parking of cars. The other existing building, shown in the photograph is to be demolished as it cannot accommodate any of the machinery. It is in this position that the new barn is to be sited.
- c) We have shown the size of the various items of machinery and this excludes the historic tractor which also needs to be parked within the barn. We consider that the size proposed is the minimum necessary to provide for the equipment, machinery, fertiliser and feeds and HSE facilities to enable the management of the land holding.
- d) The barn is under 100 sq m which is small for a building to house agricultural equipment and machinery.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Kirdford Neighbourhood Plan was made on the 22 July 2014 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 6: Neighbourhood Development Plans
Policy 9: Development and Infrastructure Provision
Policy 25: Development in the North of the Plan area

Policy 40: Sustainable Design and Construction
Policy 45: Development in the Countryside
Policy 48: Natural Environment
Policy 49: Biodiversity

Kirdford Neighbourhood Plan

General Policy SD.1: The Presumption in Favour of Sustainable Development
Policy DS.2 - Encouraging Quality Design

Chichester Local Plan Review Preferred Approach 2016 - 2035

- 7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2021. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2022. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

National Policy and Guidance

- 7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed;
 - or,
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 7.5 Consideration should also be given to the following paragraph and sections: Sections 1, 2, 4, 12 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

- 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:
- Promote and increase sustainable, environmentally friendly initiatives in the district
 - Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area
- iii. Other matters

Assessment

i. Principle of development

- 8.2 Chichester Local Plan (CLP) Policy 2 identifies Kirdford as a service village where new housing and other development is allowed. Outside these areas, development is restricted to that which requires a countryside location or meets an essential local rural need or supports rural diversification, such as small scale employment, tourism or leisure uses in accordance with other policies in the plan. CLP Policy 45 allows for development in the countryside where it relates to development that requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.
- 8.3 CLP Policy 25 encourages and supports development proposals that conserve and enhance the rural character of the area, the quality of its landscape and the natural and historic environment. It should safeguard existing local facilities and expand the range of local facilities and improve accessibility to facilities in nearby centres. CLP policy 40 requires that proposals are based on sound sustainability principles and practices and also ensure that, inter alia landscape character will be protected and enhanced and that development is appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and is sensitively designed to maintain the tranquillity and local character and identity of the area.
- 8.4 The proposed building is closely associated with the extent of the land holding it is designed to service. Whilst not strictly necessitated for an agricultural trade or business, it clearly needs a countryside location as it is not feasible or practical to locate such a storage facility within any nearby settlement and meets a local rural need. The proposal is relatively small-scale and closely related to the land holding it would service, and therefore on balance it is considered that the principle of development is in line with the objectives of the policies referred to above and is acceptable in principle. Its relationship and potential impact on the surrounding area is described in more detail below.

ii. Design and impact upon character of the surrounding area

- 8.6 The proposed building is designed to provide an undercover storage shelter for plant and equipment necessary for the upkeep of this modest holding and will replace an existing building that is not of a size commensurate with the need identified by the applicant. The design of the building is a modest rectilinear form constructed of vernacular materials including timber cladding and plain clay tiles to reflect its rural setting and the agricultural heritage of the nearby converted barn.

Access to the building is to be from the existing field gate on the north boundary of this parcel of land. The siting of the proposed building is immediately adjacent to the bulk of the land it is to serve, which lies to the south and west of the building, thus enabling direct access to it.

- 8.7 The scale of the building has been reduced during the course of the application and would be sited discretely within the south west corner of the site in place of the existing outbuilding. The location is visually well screened from the public footpath and access lane to the north and from wider view by the established boundary vegetation. The low overall height of 4.5 metres ensures that the building would not be prominent in the landscape. The modest size and discreet siting of the building would not compromise the sporadic nature of built development found here and therefore would not have an adverse impact on the dominant rural character of the area. The proposal therefore accords with national and local policies and is acceptable in this respect.

iii. Other matters

- 8.9 The Parish Council has raised several concerns with this proposal, some of which have been addressed in the applicant's supporting information above. The fact that the siting of the proposed barn may partially encroach into the garden area of the host property is not considered fatal to its acceptability in planning terms; the advantage of placing it here is that built development remains loosely grouped together, following the established pattern and avoiding the prospect of an isolated building within the countryside.

- 8.10 Officers consider that the size of the building is relatively modest and commensurate with the size of this modest holding. The construction of the building is also considered to be relatively straightforward and utilitarian in nature, with the drawings indicating single skin walls and a lack of unnecessary openings. It is also not necessary for the land it is to serve to be actively farmed as it will still require good stewardship and management.

- 8.11 It is noted that the justification for the building centres on the requirement to be able to maintain the land in the applicant's ownership. Therefore it is not unreasonable to impose a condition that requires the building to be used solely for that purpose.

Conclusion

- 8.12 Based on the above it is considered that the proposed development would be sympathetic to its rural setting in terms of siting, scale and design. It is of a size that is commensurate with the level of need for a building to provide storage facilities to maintain the extent of the land in the applicant's ownership. The proposal therefore complies with the development plan policies and subject to conditions relating to details of external materials and finishes and use, therefore the application is recommended for approval.

Human Rights

- 8.13 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

Approved subject to the following conditions and informatives:-

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.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans:

Reason: To ensure the development complies with the planning permission.

3) Notwithstanding any details submitted no development/works shall continue above slab level until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) and surfacing materials for any associated hardstanding to service the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4) Notwithstanding the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or the Town and Country Use Classes Order 1987 (as amended), the use of the building hereby permitted shall be limited to the storage of plant, machinery and equipment used in connection with the maintenance and upkeep of the land holding associated with Idolsfold Barn and for no other purpose whatsoever (including any domestic storage).

Reason: In order to ensure that the future use of the building does not have an adverse impact on the rural character and appearance of the surrounding area.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLANS - Plans PLAN - Substitute plan: Proposed Agricultural Store Plans and Elevations (A2)	A101	G	07.12.2020	Approved
PLANS - Plans PLAN - Substitute plan: Site Location and Block Plan (A1)	19113/001	E	15.10.2020	Approved

For further information on this application please contact Derek Price on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q87O3QERHP100>