

Site Address:

Park Farm
Tadmarton Road
Bloxham

15/00925/F**Ward:** Bloxham and Bodicote**District Councillor(s):** Cllrs Heath and Thirzie Smart**Case Officer:** Matthew Parry**Recommendation:** Approve subject to conditions**Applicant:** A.S. Coles and Son**Application Description:** Erection of agricultural building for the storage of hay and straw**Committee Date:** 6th August 2015**1. Site Description and Proposed Development**

- 1.1 The application site relates to a section of a pasture field to the southeast of a complex of farm buildings within a mixed arable/livestock farm. The farm lies approximately 400m to the northwest of Bloxham on the Tadmarton Road. Topographically the site is flat and bordered to the east by an embankment topped with scrub which reduces views of the farm buildings from Bloxham. The site is currently used as part of an area for the grazing of cattle.
- 1.2 The application seeks consent for the erection of a conventional steel framed storage shed that is open on all sides. The building is proposed to feature a shallow pitched fibre cement roof.

2. Application Publicity

- 2.1 The application has been publicised by way of a site notice, neighbour notifications and a notice in the local press. No third party representations have been received.

3. Consultation Responses**Cherwell District Council:**

Landscape Officer – The proposed agricultural building is relatively large but of traditional agricultural form and detailing. Visibility of the building from Tadmarton Road and public rights of way will be limited due to existing intervening hedgerows and trees. From the south and west the building would be seen in the context of existing farm buildings and so would not be prominent in the local landscape. There is a low section of hedgerow adjacent to Tadmarton Road which would allow only glimpsed views of the building from vehicles using the road. Residencies on the approved Miller Homes site will experience a medium significance of effect on the landscape given the approximately 10.5 m high barn and so the adjacent scrub on the embankment should be retained and augmented with native tree planting. This scrub area should be protected during the course of construction of the barn and the root protection areas protected with robust fencing in accordance with BS:5837:2012.

Oxfordshire County Council:

Local Highway Authority – No objection subject to the imposition of a condition requiring submission and approval of a construction traffic management plan. The proposals are not expected to give rise to any material change in traffic flows though construction traffic should be controlled to ensure that it avoids peak hours for the nearby primary school.

Other External Consultees:

Bloxham Parish Council – No objection but the flooding/drainage impact of buildings proposed on this farm should be considered to avoid adversely affecting the properties being built nearby south of Tadmarton Road.

4. Relevant National and Local Planning Policy and Guidance

4.1 Development Plan Policies:

Cherwell Local Plan 2011-2031 Part 1 (July 2015)

ESD13 – Local Landscape Protection and Enhancement

ESD15 – The Character of the Built and Historic Environment

Cherwell Local Plan 1996 –saved policies

AG2 – Construction of Farm Buildings

C28 – Design in New Development

C30 – Safeguarding Residential Amenity

ENV1 – Environmental Pollution

4.2 Other Material Planning Considerations:

National Planning Policy Framework (NPPF) - National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

Planning Practice Guidance (PPG) – This sets out regularly updated guidance from central Government to provide assistance on interpreting national planning policy and relevant legislation.

5. Appraisal

5.1 Officers' consider the principal determining issues in this case to be:

- Principle of development;
- Appearance and Effect on Local Landscape Character;
- Impact on Residential Properties;
- Access.

Principle

5.2 The NPPF in paragraph 28 provides support for the rural economy by encouraging the promotion of development and diversification of agricultural and other land-based rural businesses. Saved Policy AG2 of the Local Plan 1996 is consistent with this national policy in that it supports new farm buildings where they are designed and sited such that they do not intrude into the landscape or residential areas. As a consequence, the erection of a new farm building in this location is considered acceptable provided that it is sympathetic to its rural setting.

Appearance and Effect on Local Landscape Character

5.3 As set out above, Policy AG2 of the Local Plan 1996 is supportive of farm buildings provided they are designed and sited in a sympathetic manner. Furthermore, Policy C28 of the Local Plan 1996 and Policy ESD16 of Local Plan Part 1 inter alia require new development to be of a scale, form and appearance that is visually appropriate to its context and for opportunities to be taken to improve the character and quality of an area. These policies are consistent with national policy in the NPPF which affords great weight to the importance of good design.

- 5.4 The building proposed is of utilitarian modern agricultural style with open sided bays divided by regularly spaced steel stanchions to support a broad-span fibre cement roof. Whilst the building is relatively large at close to 10.5m in height to its ridge and close to 60m in length, it would sit within the context of other similarly modern agricultural buildings which are commonplace within the countryside. Given the proposed building's siting against the backdrop of the similar existing farm buildings and behind an embankment with established vegetation, the building is unlikely to be visually intrusive within the landscape or in any way incongruous when seen either from the public realm or in private views from approved new housing to the east off Tadmarton Road. However, to ensure the building is sympathetically screened from the south and east, the vegetation on the embankment needs to be protected during construction works and retained thereafter. Conditions are recommended in this respect. Consequently, subject to conditions, the siting and traditional agricultural style of the proposed building ensures that it is visually appropriate to its rural setting in accordance with the aforementioned Development Plan policies and Government guidance.

Impact on Residential Properties

- 5.5 Saved Policy C30 of the Local Plan 1996 reflects national policy set out in the NPPF by requiring new development to adequately safeguard nearby residential amenity. The nearest residential properties will be the 60 new dwellings approved to the south of Bloxham Primary School. Nevertheless, even allowing for this extension to the village boundary, the proposed building would be at least 250m from a dwelling and so would have no material physical impact on the light, outlook or privacy enjoyed by occupants of any dwelling. Furthermore, given that the building is only proposed to be used for the storage of hay, it is not expected that it would give rise to any additional noise, nuisance or smells for occupants of any nearby dwellings. Consequently officers are satisfied that in this respect the proposals accord with the requirements of Policies C30 and ENV1 of the Local Plan 1996.

Access

- 5.6 Vehicular access to the farm is achieved via a gravel track with an entrance approximately equidistant between the farm complex and the western edge of Bloxham. As noted by the LHA, the proposed building is not expected to give rise to any additional traffic movements once operational. However, there is the potential for construction traffic to interfere with traffic and parking connected with the nearby primary school. Consequently a condition is recommended requiring the submission and approval of a construction traffic management plan to ensure that construction vehicles arrive and leave at appropriate times.

Other Matters

- 5.7 The site is not located within an area known to be at a high risk of flooding and is a significant distance away from new housing. The floor of the building is likely to be covered by hardstanding and so the proposals would result in a reduction in permeable surfaces for percolation of rain water into the ground. A soak-away is proposed however insufficient details are provided at this stage of its size and location to be able to conclude that it is acceptable. Consequently a condition is recommended requiring the submission and approval of details of surface water drainage measures prior to commencement of development.

6. Conclusion

- 6.1 The proposed development will help support an existing agricultural business with the building designed and sited in such a way as to be visually sympathetic to its rural setting. As a result of its proposed use and distance away from residential properties, the proposals are not expected to give rise to significant adverse effects on local

amenity. Consequently the proposals are considered to accord with the requirements of all relevant policies of the Development Plan as well as Government guidance.

7. Recommendation

Approval subject to conditions

1 The development to which this permission relates shall be begun not later than the expiration of three years beginning with 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and drawings: 2015-441-20 and 'Site Layout'.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3 Prior to the commencement of the development, details of tree protection measures to be used (in accordance with BS:5837:2012 and all subsequent amendments) shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall show the means of protecting retained soft landscape features on the existing embankment to the east of the site during construction works. The development shall only be carried out in accordance with the approved tree protection measures. These details are necessary prior to commencement to ensure that the trees are protected before construction work begins.

Reason - In the interests of identifying and retaining important trees on the site in accordance with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4 Prior to first use of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5 All planting, seeding or turfing comprised in the approved details of landscaping

shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

6 The development hereby permitted shall be used only for the storage of hay and/or straw within the purposes of agriculture, as defined in Section 336 (l) of the Town and Country Planning Act, 1990 and for no other purpose notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and any of its subsequent amendments.

Reason – To ensure that the local planning authority has the ability to consider the impact of any other use on the amenities of local residents having regard to the provisions of the Development Plan.

7 Prior to the commencement of the development a Construction Traffic Management Plan, taking into account the points made in this report, must be submitted to and approved in writing by the Local Planning Authority. The construction works must be carried out in accordance with the details approved in the Construction Traffic Management Plan. Such a Plan is required prior to commencement of development given that it is necessary to assess the impact of construction vehicles that would inevitably result from work commencing on site.

Reason – In the interests of traffic flows and highway safety in accordance with the requirements of Government guidance set out in the National Planning Policy Framework and Planning Practice Guidance.

8 Prior to the commencement of the development full details of the surface water drainage measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the surface water drainage measures have been installed as approved and shall be retained as such thereafter. Such details are required prior to commencement so that the approved drainage measures can be incorporated into the development.

Reason – To ensure that the proposals do not increase the risk of local flooding in accordance with the requirements of Government guidance set out in the National Planning Policy Framework and Planning Practice Guidance.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as the decision has been made in an efficient and timely way.