

**Application No: 08/02112/F    Ward: Ambrosden & Chesterton    Date Valid: 08.10.08**

**Applicant:** Trustees of A Deeley d'cd, c/o Calcutt Farms, Radwell Grounds, Duns Tew Road, Hempton, Deddington, OX15 0QZ

**Site Address:** Manor Farm, Ardley Road, Middleton Stoney

**Proposal:** Erection of new grain store

### **1. Site Description and Proposal**

This application relates to Manor Farm, a mixed farming activity comprising a holding of approx. 450 acres (182 ha.). The site is located to the north of Middleton Stoney and is accessed off the B430 Ardley Road. A large spinney screens the site from the easterly direction when viewed from the B430 and is some distance separated from the Heyford Road to the west. No public footpaths run through or close to the site.

Manor Farm includes a farmhouse, range of traditional stone and brick barns, Dutch barn style equivalents and a small grain store. Planning permission was recently granted for the conversion of the traditional buildings to the south of the proposed grain store to form 4 no. dwellings (07/02588/F refers).

Consent is sought for the erection of a purpose built and functionally suitable grain storage and drying building for the agricultural holding. In terms of its siting the building will replace a large open-fronted triple sectional building on the north side of the farm complex, and in terms of its function it will replace an existing grain store which is wholly inadequate in size and compliance with Farm Assured standards.

Measuring 36.5m (l) x 30m (w) x 10m (ridge height), the building will be constructed from steel stanchions with olive green vent air sheeting walls over concrete panels and natural fibre cement roof. The height of the building will be higher to allow for larger vehicles and machinery to tip up throughout the period prior to storage.

A separate fan room to the side of the grain store which will assist with the drying process of the cereals. The building will be sited on a concrete pad with a turning apron around the building.

### **2. Application Publicity**

The application was advertised in the local press and a site notice was posted. No representations have been received.

### **3. Consultations**

Oxfordshire County Council as Local Highway Authority raise no objection

Middleton Stoney Parish Council raise no objection

Environment Agency make no comment.

Agricultural Advisor finds that there is a genuine functional need for the proposed development, as the building will support the agricultural activities occurring at the farm and

will be constructed to comply with the Assured combinable Crops Scheme regulations that came into effect on 1<sup>st</sup> October 2008.

#### **4. Relevant Planning Policies**

Oxfordshire Structure Plan 2016	- Saved Policies	G2 and EN1
Adopted Cherwell Local Plan 1996	- Saved Policies	AG2, C7 and C28
Non-Statutory Cherwell Local Plan 2011	- Policies	EMP8 and EN34
National Government Guidance	- PPS7	Sustainable Development in Rural Areas

#### **5. Appraisal**

The key issues to be considered are:

- Essential need for the purposes of the holding
- Visual impact

When considering the acceptability of new agricultural buildings the fundamental issue is establishing whether there is a functional need for the building proposed and whether such proposals are necessitated by the need to comply with new environmental, hygiene and welfare legislation and the need for a building to be practical and functional.

Policy AG2 of the adopted Cherwell Local Plan and EMP8 of the Non-Statutory Cherwell Local Plan 2011 deal with the construction of farm buildings and seek to ensure that they are so sited that they do not intrude into the landscape and that materials chosen ensure that the development fits sympathetically into its rural landscape.

The Council's Agricultural adviser wholly supports the application on the basis that there is a genuine functional requirement for the building proposed as it would be required to support the agricultural activities occurring at Manor Farm.

The second issue of concern would be the visual impact of the building on the rural landscape. The building will replace a large open framed building of about 8m high which has a floor area of 828m<sup>2</sup> (this building serves no further functional need) and the overall proposal will result in an increase floor area of 264m<sup>2</sup>. The building will be sited adjacent an existing large farm building and will be constructed in materials suitable for its rural context. No additional landscape requirements are considered necessary.

It is considered that the form, siting and construction materials proposed for the new grain store building will have a minimal impact upon the immediate and wider landscape and will be concealed from the wider public domain by the natural topography, trees and hedgerows and complies with the relevant development plan policies

#### **6. Recommendation**

It is therefore recommended that the application is approved subject to:

1. SC 1.4 Full Duration Limit (3 years) (RC2)
2. SC 2.0 Details of materials and finishes (RC4) – GRAIN STORE AND FAN ROOM
3. SC 8.5 Noise Emission Plant and Equipment (RC4)

### **SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES**

The Council, as local planning authority, has determined this application in accordance with the development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as there is an essential functional agricultural need for the proposed building which will replace an existing, redundant building on the farm complex without resulting in a significant increase in its built form, which also fits sympathetically within the rural landscape. As such the proposal is in accordance with Policies G2 and EN1 of the Oxfordshire Structure Plan 2016 and saved Policies AG2, C7 and C28 of the adopted Cherwell Local Plan and Policies EMP8 and EN34 of the Non-Statutory Cherwell Local Plan 2011 and PPS7. For the reasons given above and having regard to all other matters raised, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions, as set out above.

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