

<b>Application No: 10/01879/F</b>	<b>Ward: Deddington</b>	<b>Date Valid: 20/12/10</b>
<b>Applicant:</b>	Calcutt Farms	
<b>Site Address:</b>	Land Adjacent Radwell Grounds, Duns Tew Road, Hempton	

**Proposal:** Corn store

## 1. Site Description and Proposal

- 1.1 Radwell Grounds, which is in an Area of High Landscape Value, is a farm located on the southern boundary of Hempton. The farm forms part of the Calcutt Farms estate, a largely arable based holding which operates on 1,862 hectares of land in the Bicester and Deddington areas. The Radwell Grounds side of the operation has recently acquired additional land which necessitates extra grain drying and storage capacity.
- 1.2 The applicant proposes to meet this shortfall by erecting a new barn, which has a footprint of 36m x 29.5m and a height of 10.4m. A fan room will be attached to the southern elevation of the barn. Following discussions with the Officer responsible for this case, the applicant agreed to site the barn alongside an existing barn and close to the brow of Radwell Hill. Unlike the existing barn, the new structure would be outside the existing farmyard and in an adjacent field.

## 2. Application Publicity

- 2.1 The application has been advertised by way of press notice and neighbour letter. As of the 14<sup>th</sup> February 2011, no correspondence has been received as a result of this consultation process.

## 3. Consultations

- 3.1 Deddington Parish Council objected to the original scheme on the grounds that the barn would be overly prominent in the landscape and the noise from the corn dryer would disturb local residents. They recommended sound proofing and a schedule for turning the grain dryer on and off.
- 3.2 The Environmental Protection Officer raised no objections.
- 3.3 The Anti-Social Behaviour Officer raised no objections to the grain dryer providing that the noise is appropriately mitigated.
- 3.4 The Footpath Officer (OCC) raised no objections to the scheme providing that the proposed trees did not interfere with the footpath.

- 3.5 The Local Highways Officer raised no objections subject to condition.
- 3.6 The Landscape Officer raised no objections to the revised siting of the barn.

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

- 4.1 PPS7: Sustainable Development in Rural Areas  
PPG13: Transport  
PPS23: Planning and Pollution Control  
PPG24: Planning and Noise
- 4.2 Policy CO1 of the South East Plan 2009
- 4.3 Saved Policies ENV1, ENV12, C7, C13 and C28 of the adopted Cherwell Local Plan

#### **5. Appraisal**

- 5.1 Aside from the principle of the development, the two main considerations in this case are the barn's impact on the landscape and upon the local residents (the Highways Liaison Officer and the Environmental Protection Officer have not raised any issues in respect of the proposal).
- 5.2 In absence of saved local policy, the principle of the development is assessed against national guidance. Paragraph 27 of PPS7 states that local planning authorities should support proposals which enable farmers, amongst other things, to become more competitive and to adapt to new and changing markets.
- 5.3 Notwithstanding the broad support afforded to agricultural development, there is a recognition that it should be achieved in a way that causes minimal harm to the local environment. In this regard, the SDPHE shared the Parish Council reservation about extending the farmyard. However, having inspected the site, it was accepted that it was not feasible to construct a barn of the dimensions sought within the confines of the existing farmyard.
- 5.4 Given that a smaller building could be incorporated within the existing farmyard, the applicant was asked to justify the dimensions of the building. It was argued that, notwithstanding the increased storage capacity required, the size of the barn simply reflects the fact that lorries and trailers have become longer over recent years. Furthermore the height of the building, which is some 4m higher than the adjacent grain store, is warranted by the tipping height of the trailers used which can be upwards of 8m.
- 5.5 Despite the justification, it is the height of the building that it is perhaps the most contentious part of the proposal given the exposed nature of the site. After considering various alternatives, the SDPHE concluded that the position finally agreed upon had least impact on the landscape when balanced up against two other important considerations. The SDPHE had to take in to account that by moving the barn further away from the brow of the hill and closer to the village, the

amenities of the local residents would be more compromised, not just in terms of the visual impact but, more significantly, by the noise associated with the grain drying process.

- 5.6 The Council's Anti Social Behaviour Manager is satisfied that at a minimum distance of approximately 150m, the effect of the fans on the neighbouring residents should be negligible given the orientation of the barn (the fans will be on the elevation on the opposite side of the building to the village) and with the imposition of a suitably worded condition that will limit noise levels.
- 5.7 As the area demarcated for tree planting will help to address the visual impact of the barn on the landscape, the SDPHE believes that any misgivings in respect of this issue are successfully counter balanced by the lack of a more appropriate alternative siting, and the general presumption in favour of agricultural development.
- 5.8 Based on the assessment above, the SDPHE concludes that this application complies with Government guidance contained with PPS7: Sustainable Development in Rural Areas, PPG13: Transport, PPS23: Planning and Pollution Control and PPG24: Planning and Noise and Policies ENV1, ENV12, C7, C13 and C28 of the adopted Cherwell Local Plan. It is therefore recommended that permission be granted subject to the imposition of appropriate conditions.
- 5.9 This application is referred to Committee as the proposed barn has a footprint in excess of 1,000 square metres (1,062m<sup>2</sup>).

## **6. Recommendation**

**Approval, subject to the following conditions:**

- 1. SC 1.4A - Full Permission: Duration Limit (3 years) (RC2)**
- 2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the schedule of materials and approved plans numbered 2176/02 received 20/12/2010 and 2176/04 received on the 27/01/2011 and the site location plan .**  
**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 Policy BE1 of the South East Plan 2009.**
- 3. The steel cladding shall be in accordance with the sample panel, Corus Colorcoat HPS200 Ultra Juniper Green submitted on the 20/12/2010.**  
**Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and/or on the adjoining building and to comply with Policy C28 of the adopted Cherwell Local Plan.**
- 4. SC 3.0A - Submit Landscaping Scheme**

**5. SC 3.1A - Implement Landscaping Scheme**

- 6. The rated level of noise emitted from grain drying equipment permitted by this approval shall not exceed background noise levels when measured in accordance with British Standard BS 4142:1997' Method for rating industrial noise affecting mixed residential and industrial areas' at nearby dwellings.**

**Reason - In order to safeguard the amenities of the area and to comply with Policy ENV1 of the adopted Cherwell Local Plan.**

**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 the proposed barn is of a design, size and style that is appropriate and will not unduly impact on the Area of High Landscape Value and neighbouring properties or compromise highway safety or public health. As such the proposal is in accordance with Government guidance contained within PPS7: Sustainable Development in Rural Areas, PPG13: Transport, PPS23: Planning and Pollution Control and PPG24: Planning and Noise and Policy CO1 of the South East Plan 2009 and Policies ENV1, ENV12, C7, C13, C28 and C30 of the adopted Cherwell Local Plan. 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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